

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2001-114 -- ZEIGLER ADDITION

**OWNER/APPLICANT:** Roxann Zeigler, 13510 W. Central, Wichita, KS 67235-9331

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** Northeast corner of 135th St. West and Central Avenue

**SITE SIZE:** 2.68 Acres

**NUMBER OF LOTS**

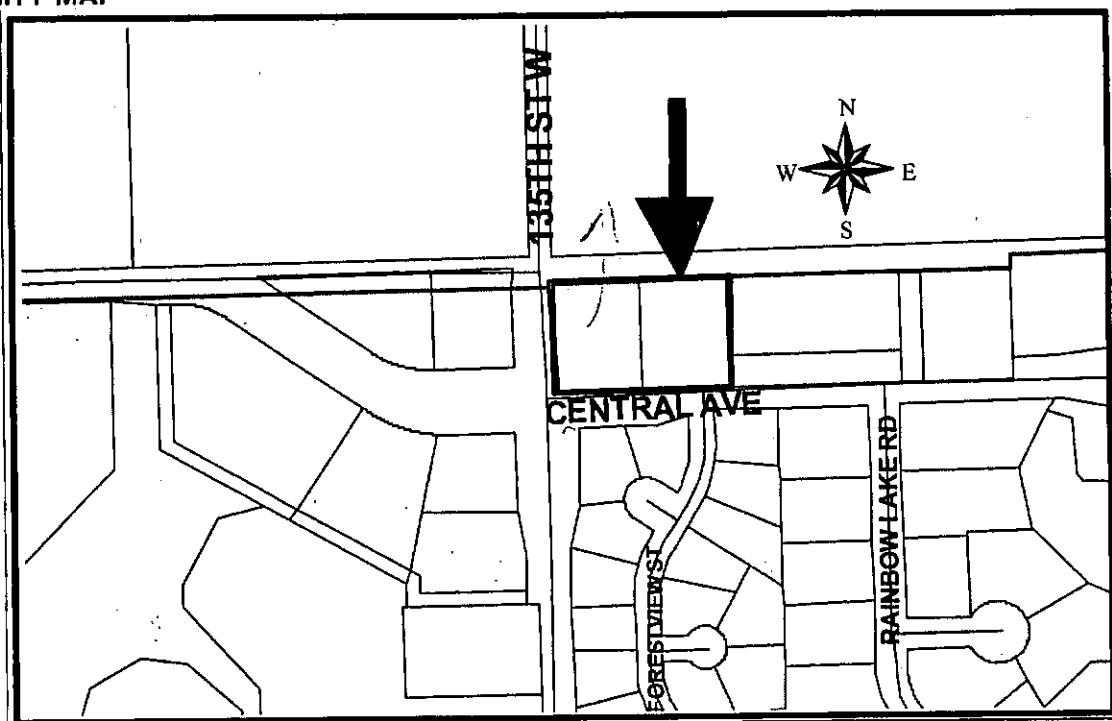
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.8 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** NO, Neighborhood Office

**VICINITY MAP**



**NOTE:** This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (Z-3304) from SF-5, Single-Family Residential to NO, Neighborhood Office. A Protective Overlay (P-O #48) was also approved for this site addressing signs, lighting, landscaping, building height and architectural design.

**STAFF COMMENTS:**

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita. If the site is annexed prior to City Council review, County Commission action will not be required. However, if the applicant chooses to complete the plat prior to annexation, both City and County review will be necessary.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- C. The applicant shall guarantee the extension of City water to serve the lot being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both 135th St. West and Central. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135<sup>th</sup> St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the dedication of access controls in the plattor's text. Traffic Engineering has required the access point along Central to be aligned with Forestview.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. Traffic Engineering needs to comment on the need for additional right-of-way. The applicant has platted a triangular corner clip with a 60-ft right-of-way.
- I. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- J. On the final plat, the plattor's text shall note the dedication of the streets to and for the use of the public.
- K. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #48) and its special conditions for development on this property.
- L. The final plat shall be submitted with a revised name as an Addition within Wichita exists with the name "Ziegler Addition". It is recommended that a greater name distinction be created by adding a first initial.

- M. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the final plat or else documentation provided indicating that such mortgage has been released.
- N. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 11/29/01)

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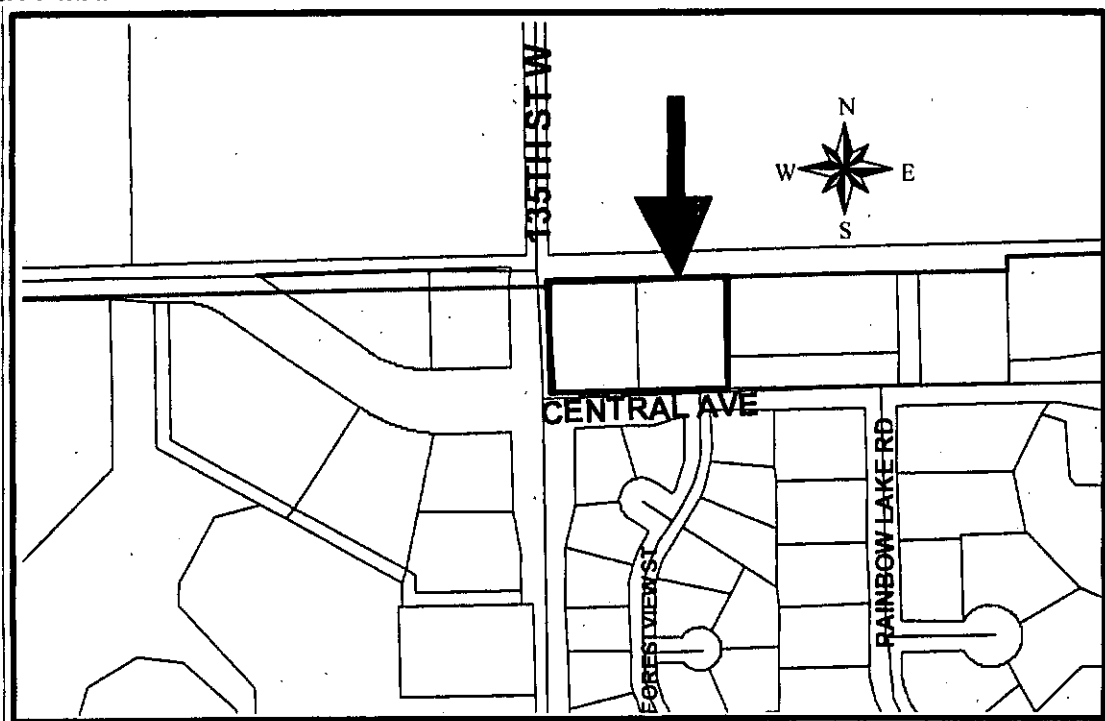
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**MINIMUM LOT AREA:** 1.8 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

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**VICINITY MAP**



SUB 2001-114 – Final Plat of ZEIGLER ADDITION

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Note: This unplatted site is located in the City. The site has been approved for a zone change (Z-3304) from SF-5, Single-Family Residential to NO, Neighborhood Office. A Protective Overlay (P-O #48) was also approved for this site addressing signs, lighting, landscaping, building height and architectural design.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering has confirmed that on-site detention is proposed to limit stormwater runoff to existing conditions. The neighboring residents have requested a meeting with City Engineering to review the drainage plan prior to the final plat review.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both 135th St. West and Central. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135th St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. Traffic Engineering has required the access point along Central to be aligned with Forestview. A restrictive covenant shall be submitted that requires the closure of the existing openings along Central and 135th St West upon the establishment of a new use.
- F. Traffic Engineering needs to comment on the need for additional right-of-way. The applicant has platted a triangular corner clip with a 60-ft right-of-way. Traffic Engineering has required a contingent dedication for the standard 75-ft right-of-way for the arterial intersection which shall become effective upon issuance of a building permit for another use.
- G. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- H. The year "2002" needs to replace "2001" within the signature blocks.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #48) and its special conditions for development on this property.
- J. The final plat shall be submitted with a revised name as an Addition within Wichita exists with the name "Zeigler Addition". It is recommended that a greater name distinction be created by adding a first initial.
- K. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

SUB 2001-114 – Final Plat of ZEIGLER ADDITION

January 3, 2002 - Page 3

- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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CLOSURE: ZEIGLER OFFICE PARK

PT. 1	North: 4827.97	East : 3691.08
Line	Course: S 00-00-29 W	Length: 220.00
PT. 2	North: 4607.97	East : 3691.05
Line	Course: S 89-18-30 W	Length: 337.44
PT. 3	North: 4603.89	East : 3353.63
Line	Course: N 45-20-36 W	Length: 28.11
PT. 4	North: 4623.65	East : 3333.64
Line	Course: N 00-00-18 E	Length: 200.00
PT. 5	North: 4823.65	East : 3333.65
Line	Course: N 89-18-30 E	Length: 357.45
PT. 1	North: 4827.97	East : 3691.08