

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2000-03 -- WILLOW PLACE ADDITION

**OWNER/APPLICANT:** BuildTech 2000, LLC; Attn: Jerry Michaelis, 3500 N. Rock Road, Bldg. 400, Wichita, KS 67226

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

**LOCATION:** South side of 45<sup>th</sup> St. North, East of Rock Road

**SITE SIZE:** 7.02 Acres

**NUMBER OF LOTS**

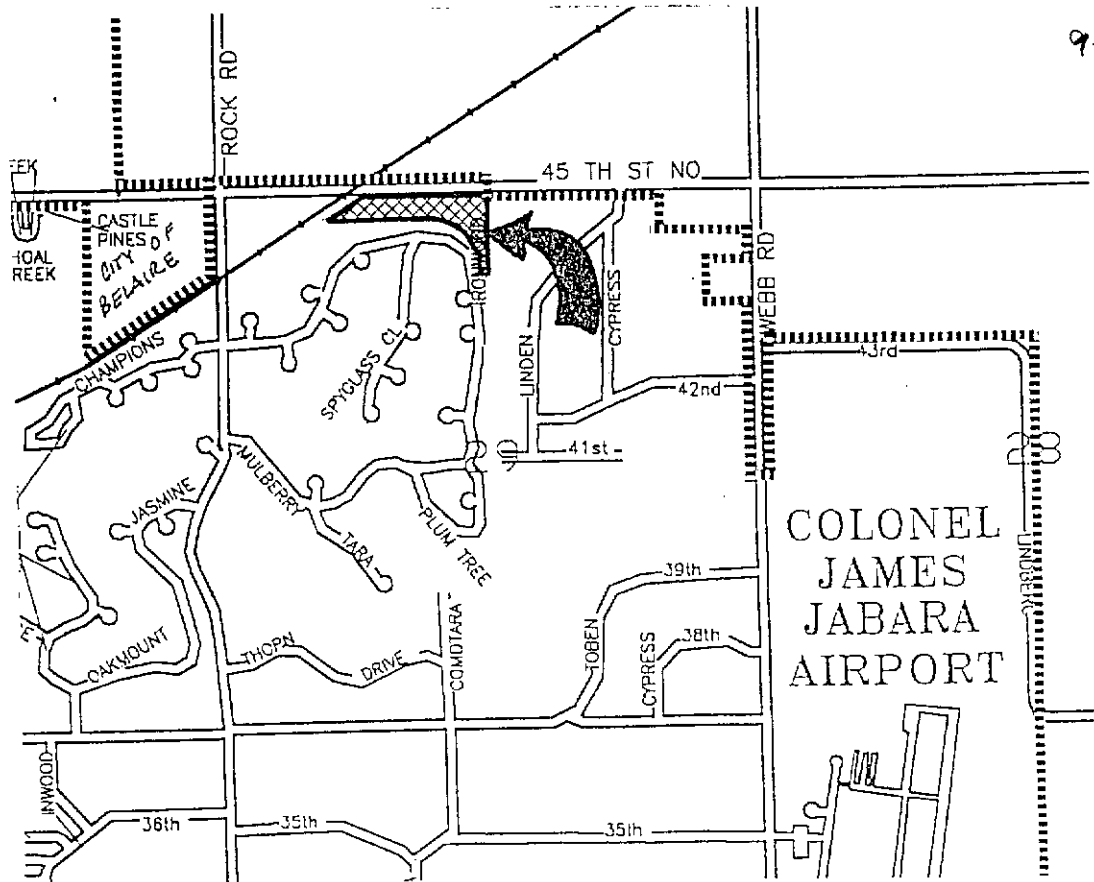
Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	<u>21</u>

**MINIMUM LOT AREA:** 9,071 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** TF-3, Two-Family Residential

**VICINITY MAP**



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**Note:** This site has been approved for a zone change (Z-3357) from SF-6, Single-Family Residential to TF-3, Two-Family Residential. The site is also subject to a Protective Overlay addressing uses, building height, landscaping, and architectural controls.

**STAFF COMMENTS:**

- A. The Applicant shall guarantee extension of sanitary sewer and City water. City Engineering needs to comment on the need for additional guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Engineering requests the submission of a drainage plan for review.
- E. The plat shall dedicate complete access control along the site's frontage to 45<sup>th</sup> St. North. The access controls shall be referenced in the plat's text.
- F. The Applicant shall provide a guarantee for the paving of the internal streets.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. City Fire Department needs to comment on the acceptability of the street names. Willowplace should be revised to 44<sup>th</sup> St. North.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. The building setback lines may be eliminated from the area located within the pipeline easement.
- M. Block numbers need to be designated.
- N. The bearing along the north section needs to be corrected.
- O. Since this plat is not a replat, the surveyor's text should not include reference to KSA 12-512(b).
- P. Traffic Engineering should comment on the need for improvements to 45<sup>th</sup> St. North.

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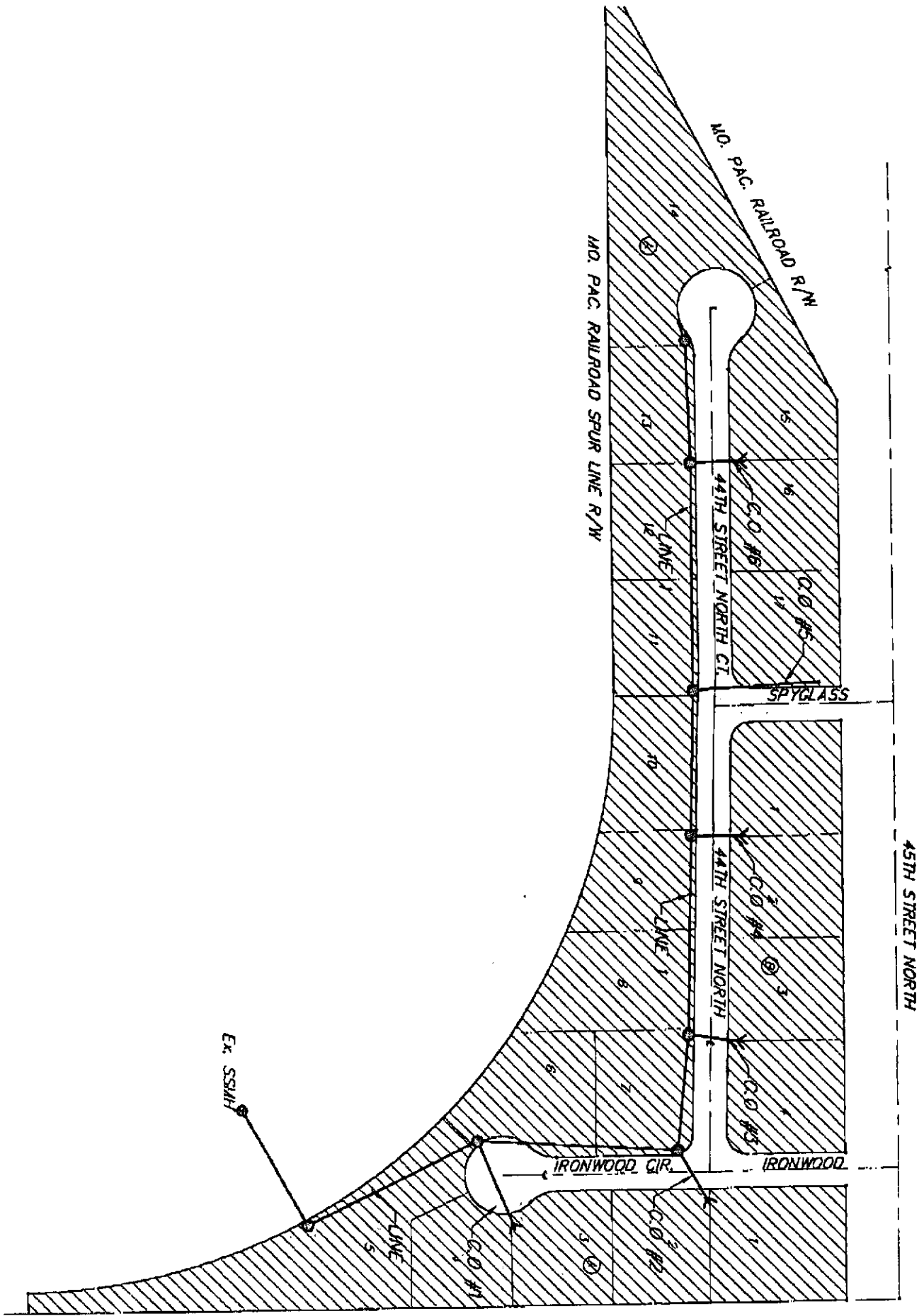
- Q. A Notice of Protective Overlay document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- R. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- S. 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.
- T. 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.)
- U. 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.
- V. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

## Morris, William

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**From:** Strahl, Neil  
**Sent:** Wednesday, August 16, 2000 12:23 PM  
**To:** Morris, William  
**Subject:** Willow Place Addition  
**Sensitivity:** Private

I've been told I will be receiving a call from City Clerk's office or Councilman Pisciotte to expedite this plat and have it on Council for this tuesday the 22nd. Accordingly, I'm preparing platting documents and you should have petitions for sewer, water paving and drainage.



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