

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

**CASE NUMBER:** SUB 2006-18 - WESTPORT 2ND ADDITION

**OWNER/APPLICANT:** John E. Dugan, Marilyn K. Dugan, & John E. Dugan Family Partnership, LP, 2416 Morning Dew, Wichita, KS 67205

**SURVEYOR/ENGINEER:** K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

**LOCATION:** West of Tyler, North side of Kellogg

**SITE SIZE:** 5.2 acres

**NUMBER OF LOTS**

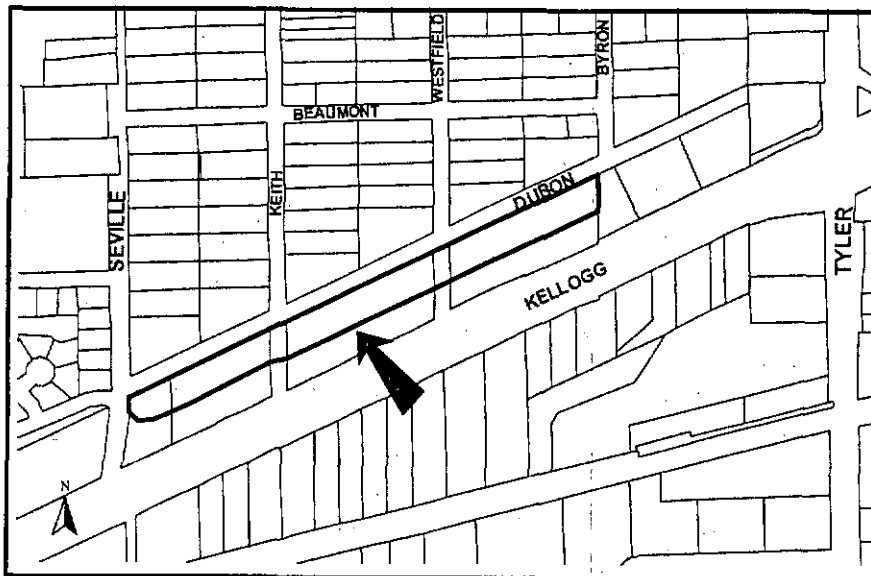
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 1.6 acres

**CURRENT ZONING:** LC, Limited Commercial; GC, General Commercial

**PROPOSED ZONING:** GC, General Commercial

**VICINITY MAP**



**NOTE:** This is a replat of portions of the Westport Addition and Davis Moore 12th Addition which includes a vacation of Westfield and Keith street rights-of-way. A portion of the site has been approved for a zone change (ZON 2005-52) from LC, Limited Commercial to GC, General Commercial subject to replatting. A Protective Overlay (P-O #167) was also approved for this site addressing uses, landscape and parking lot screening, setbacks, signs, architectural controls, outside storage, and building height.

**STAFF COMMENTS:**

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water to serve the lots between Westfield & Byron.
- 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. Complete access control needs to be platted along Dubon. The final plat shall reference the dedication of access controls in the plat's text.
- E. The Applicant shall guarantee the paving of Dubon.
- F. The standard language regarding vacation statutes need to be referenced.
- G. The applicant shall provide a guarantee for closure of the street returns.
- H. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- I. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- J. The year "2006" needs to replace "2005" within the signature blocks.
- K. GIS has requested type labels for the adjoining streets (Byron Rd, Dubon Ave, Keith Ave, Westfield Ave, Seville Ave).
- L. 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.
- M. 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.
- N. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

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- O. 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.
- P. 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.
- Q. 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.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- U. 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.
- V. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

