

5-17-01

#3 Q re:  
off site drainage

assessment for street - \$96,000 to  
undeveloped property -

Laura Simpson - house is now on easmt line.  
for bought land N of plat. Easements  
shown when property was purchased are  
not what they are now.

Williamson 5634 S. Seneca Lot 5  
Purchased property 13,000 ft<sup>2</sup>. Dow 15 only 12,000  
Q re: easmt.

defer 2 weeks.

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2000-76 -- SOUTHWIND ESTATES ADDITION

**OWNER/APPLICANT:** Scotty Branum, 200 E. 1<sup>st</sup>, Suite 210, Wichita, KS 67202

**AGENT:** Prudential Prestige Properties, Attn: Elton Parsons, 9431 E. Central, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

**LOCATION:** South of 55<sup>th</sup> Street South, East side of Seneca

**SITE SIZE:** 9.26 Acres

**NUMBER OF LOTS**

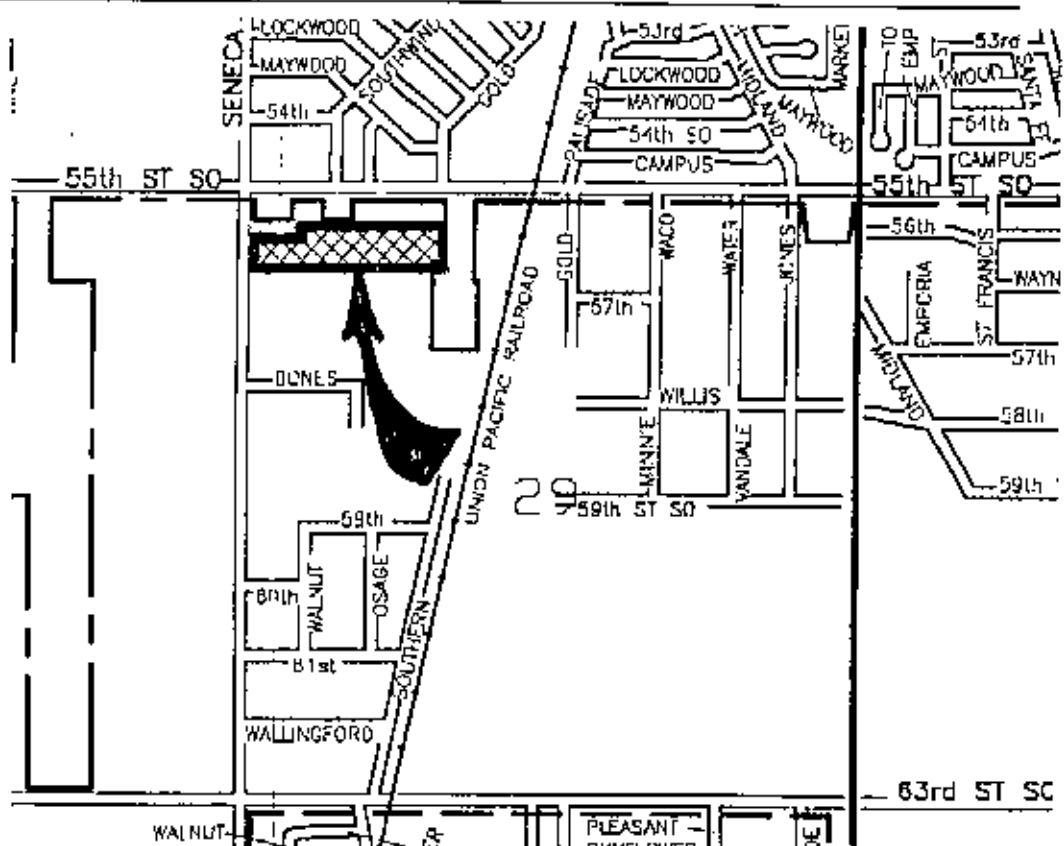
Residential:	17
Office:	
Commercial:	1
Industrial:	
Total:	18

**MINIMUM LOT AREA:** 7,575 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** Same

VICINITY MAP



**Note:** This is a replat of Rainbow Estates Addition and Rainbow Estates 2<sup>nd</sup> Addition in addition to unplatted property to the south.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Southwind Street has been platted as a 32-ft narrow local residential street. The Subdivision regulations state that streets of this type are not intended for street patterns subjected to through traffic or traffic generated by land uses not directly fronting onto the narrow street. Therefore Southwind Street should be increased to a minimum of 64-ft right-of-way.
- D. The applicant shall provide a guarantee for the installation of the proposed streets. The property owner to the south should participate in the petition for Southwind Street.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Seneca for Lot 1. The final plat shall reference the access controls in the plat's text.
- F. A turnaround shall be platted at the terminus of Southwind Street.
- G. City Fire Department needs to comment on the proposed street names.
- H. If platted, the building setback along Seneca may be a minimum of 20 feet to conform with the LC District zoning standards.
- I. The tie points shall be revised to reference "T29S".
- J. 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.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. 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.
- M. 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.)

- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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 9/28/00)

**CASE NUMBER:** SUB 2000-76 -- SOUTHWIND ESTATES ADDITION

**OWNER/APPLICANT:** Scotty Brantum, 200 E. 1<sup>st</sup>, Suite 210, Wichita, KS 67202

**AGENT:** Prudential Prestige Properties, Attn: Elton Parsons, 8431 E. Central, Wichita, KS 67206

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

**LOCATION:** South of 55<sup>th</sup> St. South, East side of Seneca

**SITE SIZE:** 9.26 Acres

**NUMBER OF LOTS**

Residential:	17
Office:	
Commercial:	1
Industrial:	
Total:	18

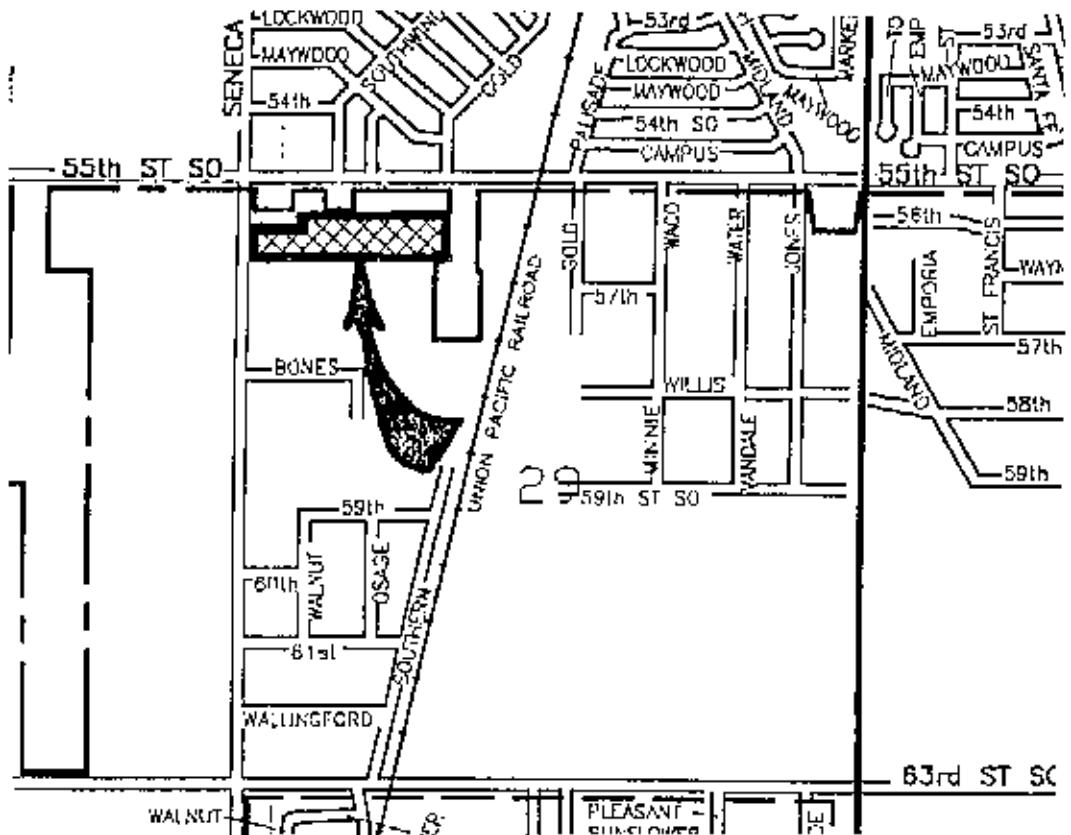
**MINIMUM LOT AREA:** 7,575 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** Same

*Drainage plan &  
Cover Lot Grading plan*

**VICINITY MAP**



**Note:** This is a replat of Rainbow Estates Addition and Rainbow Estates 2<sup>nd</sup> Addition in addition to unplatted property to the south.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. City Engineering has requested a sanitary sewer layout and drainage concept.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Southwind Street has been platted as a 32-ft narrow local residential street. The Subdivision regulations state that streets of this type are not intended for street patterns subjected to through traffic or traffic generated by land uses not directly fronting onto the narrow street. Therefore MAPD and Traffic Engineering recommend that Southwind Street be increased to a minimum of 64-ft right-of-way. The Subdivision Committee has approved the 32-ft street right-of-way.
- E. The applicant shall provide a guarantee for the installation of the proposed streets.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Seneca for Lot 1. The final plat shall reference the access controls in the platlor's text. Traffic Engineering recommended one opening along Seneca; however the Subdivision Committee approved two openings.
- G. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- H. If platted, the building setback along Seneca may be a minimum of 20 feet to conform with the LC District zoning standards.
- I. The applicant has platted 15-ft and 20-ft building setbacks for Lots 8 and 9 which represents an adjustment of the Zoning Code standard of 25 feet for the SF-6, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. The platlor'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.

- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. KGE has requested additional easements. Southwestern Bell has requested that the 15-ft street drainage and utility easement be increased to 20 feet.
- U. 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, Deferred 4/26/01, Preliminary Plat Approved 9/28/00)

**CASE NUMBER:** SUB 2000-76 -- SOUTHWIND ESTATES ADDITION

**OWNER/APPLICANT:** Scotty Branum, 8300 E. Thorn Drive, Suite 200, Wichita, KS 67226

**AGENT:** Prudential Prestige Properties, Attn: Elton Parsons, 9431 E. Central, Wichita, KS 67206

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

**LOCATION:** South of 55<sup>th</sup> St. South, East side of Seneca

**SITE SIZE:** 9.26 Acres

**NUMBER OF LOTS**

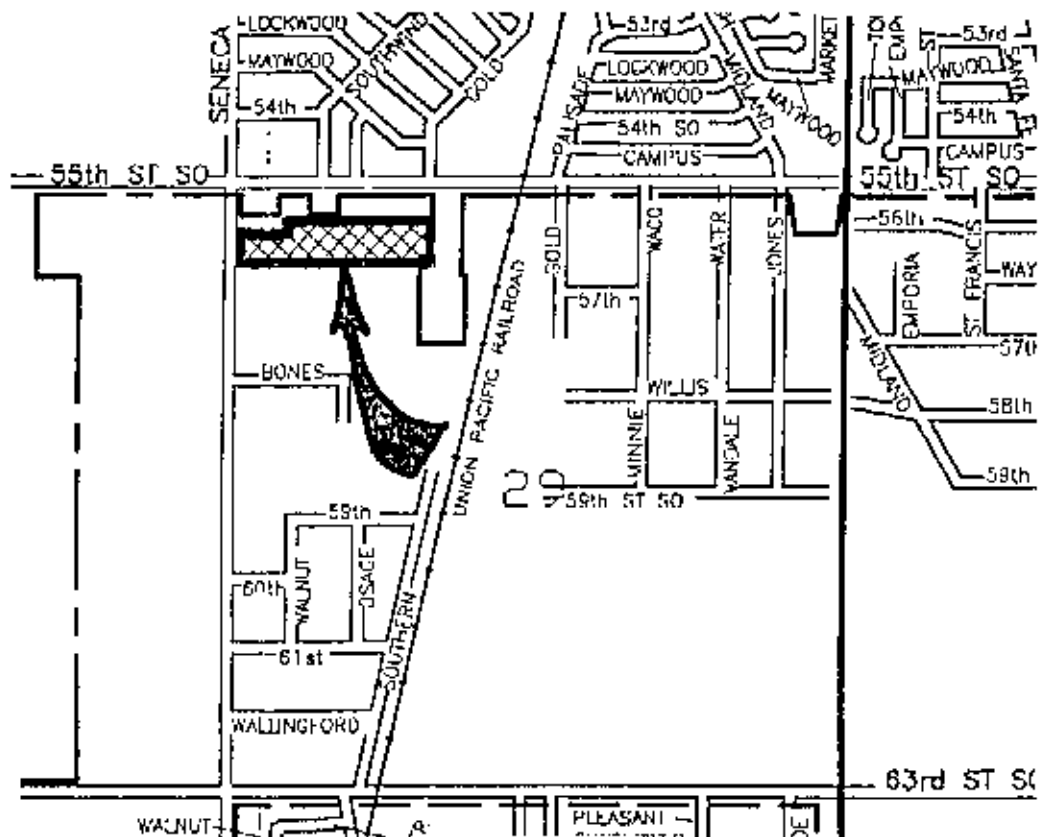
Residential:	17
Office:	
Commercial:	1
Industrial:	
Total:	18

**MINIMUM LOT AREA:** 7,575 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of Rainbow Estates Addition and Rainbow Estates Second Addition in addition to unplatted property to the south.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. City Engineering has requested a sanitary sewer layout and drainage plan.
- C. City Engineering has required a 15-foot drainage and utility easement along the south line of Lot 2. A contingent easement may be platted through the existing structure. An off-site 15-foot drainage and utility easement is also required along the south right-of-way line of Tumbleweed Street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. Southwind Street has been platted as a 32-foot narrow local residential street. The Subdivision regulations state that streets of this type are not intended for street patterns subjected to through traffic or traffic generated by land uses not directly fronting onto the narrow street. Therefore, MAPD and Traffic Engineering recommend that Southwind Street be increased to a minimum of 64-foot right-of-way. The Subdivision Committee has approved the 32-foot street right-of-way.
- F. The applicant shall provide a guarantee for the installation of the proposed streets.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- H. 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.
- I. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Seneca for Lot 1. The final plat shall reference the access controls in the platting's text. Traffic Engineering recommended one opening along Seneca; however, the Subdivision Committee approved two openings due to existing openings approved with previous plats.
- J. 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.
- K. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- L. If platted, the building setback along Seneca may be a minimum of 20 feet to conform with the "LC" District zoning standards.

- M. The applicant has platted 15-foot and 20-foot building setbacks for Lots 8 and 9, which represents an adjustment of the Zoning Code standard of 25 feet for the SF-6, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- X. 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.
- Y. 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

(Revised Preliminary Plat, Preliminary Plat Approved 9/28/00)

**CASE NUMBER:** SUB 2000-76 -- SOUTHWIND ESTATES ADDITION

**OWNER/APPLICANT:** Scotty Branum, 200 E. 1st, Suite 210, Wichita, KS 67202

**AGENT:** Prestige Properties, Attn: Elton Parsons, 9431 E. Central, Wichita, KS 67206

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 22200 W. 63rd St. South., Viola, KS 67149

**LOCATION:** South of 55<sup>th</sup> St. South, East side of Seneca

**SITE SIZE:** 9.26 Acres

**NUMBER OF LOTS**

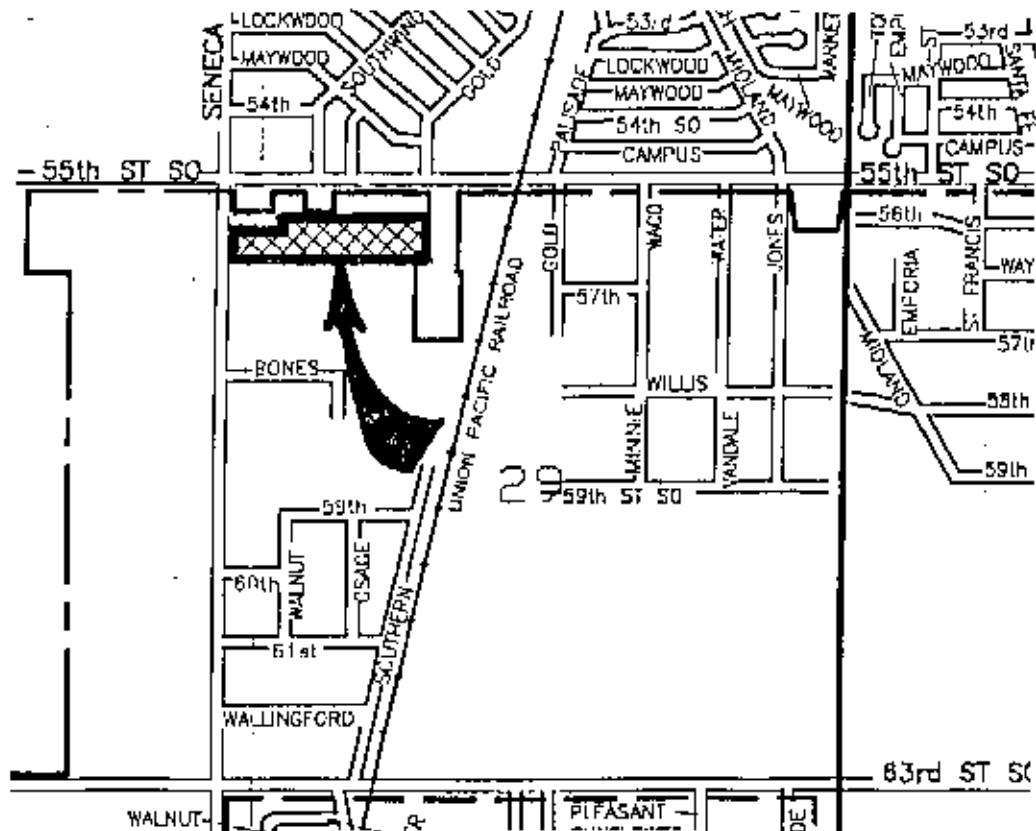
Residential:	25
Office:	
Commercial:	1
Industrial:	
Total:	26

**MINIMUM LOT AREA:** 8,180 Sq. Ft.

**CURRENT ZONING:** SF-5, Single-Family Residential  
LC, Limited Commercial (Lots 1-4, Block 2)

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This is a replat of Rainbow Estates Addition and Rainbow Estates 2<sup>nd</sup> Addition in addition to unplatted property to the south. This revised plat has relocated the street to the north and eliminated the cul-de sacs.

**STAFF COMMENTS:**

- A. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. City Engineering needs to comment on the status of the applicant's drainage concept.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Southwind Street has been platted as a 32-ft narrow local residential street. The Subdivision regulations state that streets of this type are not intended for street patterns subjected to through traffic. Therefore MAPD and Traffic Engineering recommend that Southwind Street be increased to a minimum of 58-ft right-of-way.
- E. A north-south street right-of-way shall be dedicated at approximately 1,000 feet east of Seneca in alignment with Osage to the south to enable future connections with adjoining properties.
- F. The Applicant shall provide a guarantee for the installation of the proposed street.
- G. 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.
- H. 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.
- I. Since Lots 3 and 4 are zoned LC, Limited Commercial, a 70-ft commercial street is required with all access to commercial lots from this street or in the alternative, a restrictive covenant shall be provided limiting the uses of Lots 3 and 4 to those permitted under the SF-5, Single-Family Residential District.
- J. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Seneca. The final plat shall reference the access controls in the platlor's text. Traffic Engineering has permitted one opening for both Lots 1 and 2; however, upon the conversion of Lot 2 from residential to a commercial use, a joint driveway located on the common property line will be required, with the closure of both driveways.
- K. 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.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-8, Block 1, and for Lots 6-16, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

- M. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Tumbleweed at the plat's east line. On the final plat, the platator's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street eastward.
- N. The final plat shall state in the platator's text the purposes of the proposed reserve as well as the ownership and maintenance responsibilities.
- O. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- Q. The Applicant is reminded that an updated 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.
- R. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- S. The platator'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.
- 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 318-948-4556) 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.