

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

**CASE NUMBER:** SUB 2009-19 -- ANN WALENTA COMMERCIAL ADDITION

**OWNER/APPLICANT:** S. J. Ram, LLC, Attn: Jeff Walenta and Don Walenta, 4601 E. Kellogg Drive, Wichita, KS 67218

**SURVEYOR/AGENT:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** South side of Kellogg, East and west side of Oliver (District III)

**SITE SIZE:** 8.43 acres

**NUMBER OF LOTS**

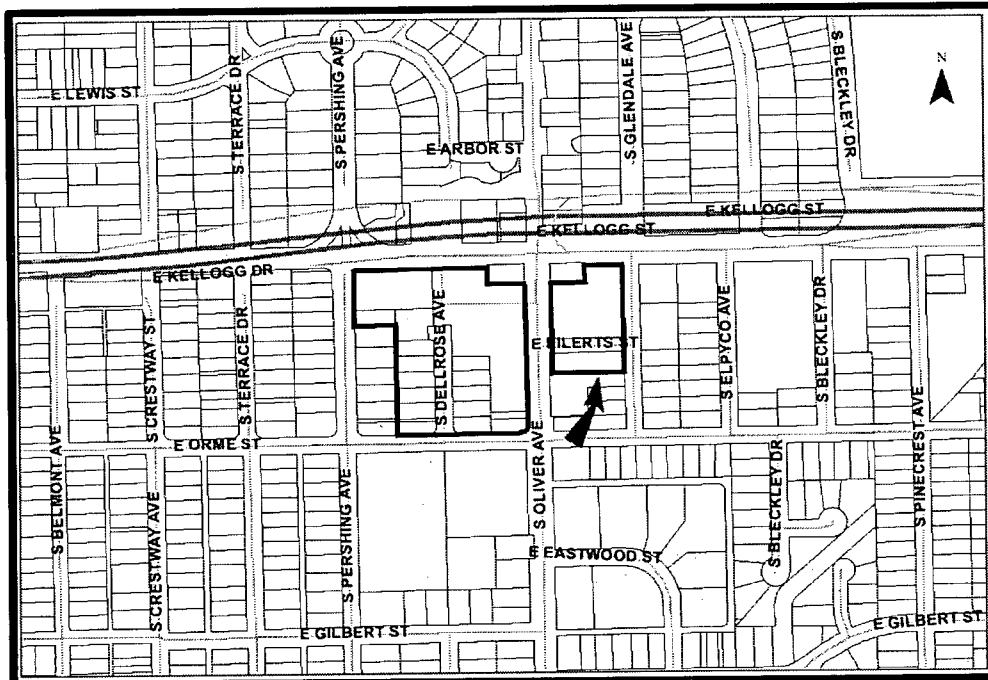
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	<u>7</u>

**MINIMUM LOT AREA:** 30,507 square feet

**CURRENT ZONING:** B Multi-family, TF-3 Two-family, MF-29 Multi-family, LC Limited Commercial

**PROPOSED ZONING:** LC Limited Commercial

**VICINITY MAP**



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- Q. 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 National Pollutant Discharge Elimination System 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.
  
- R. Perimeter closure computations shall be submitted with the final plat tracing.
  
- S. 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.
  
- T. 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.