

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 10/15/09)

**CASE NUMBER:** SUB 2009-63 -- STEVE KELLEY 6<sup>TH</sup> ADDITION

**OWNER/APPLICANT:** Kelley & Coleman Inc., 633 N. Kessler, Wichita, KS 67203

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of Kellogg, West of Maize (District IV)

**SITE SIZE:** 1.86 acres

**NUMBER OF LOTS**

Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

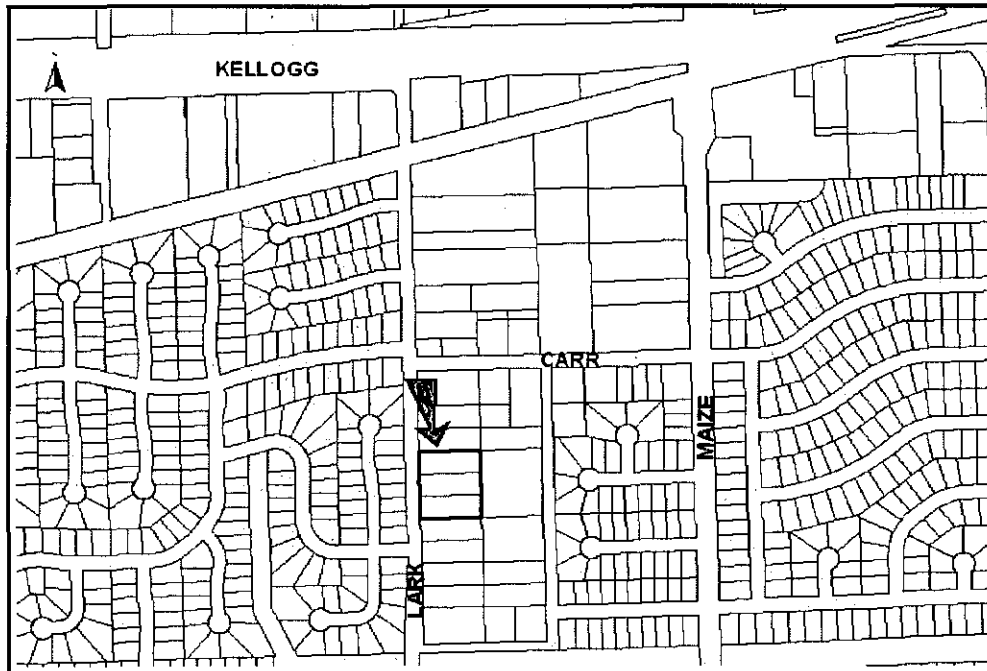
**MINIMUM LOT AREA:** 10,186 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

---

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department requests a petition for water (transmission and distribution mains) and sewer (mains and laterals) to serve all lots being platted.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Engineering needs to comment on the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of the proposed street.
- E. *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.*
- F. The applicant shall submit a covenant that provides four (4) off-street parking spaces per lot that 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.
- G. GIS has approved the plat's street name.
- H. 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.
- I. 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.)
- J. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- L. 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.
- M. 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.
- N. *Perimeter closure computations* shall be submitted with the final plat tracing.
- O. A compact disc (CD) should be provided, 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 the information 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.

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

**CASE NUMBER:** SUB 2009-63 – STEVE KELLEY 6<sup>TH</sup> ADDITION

**OWNER/APPLICANT:** Kelley & Coleman Inc., 633 N. Kessler, Wichita, KS 67203

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of Kellogg, West of Maize (District IV)

**SITE SIZE:** 1.86 acres

**NUMBER OF LOTS**

Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

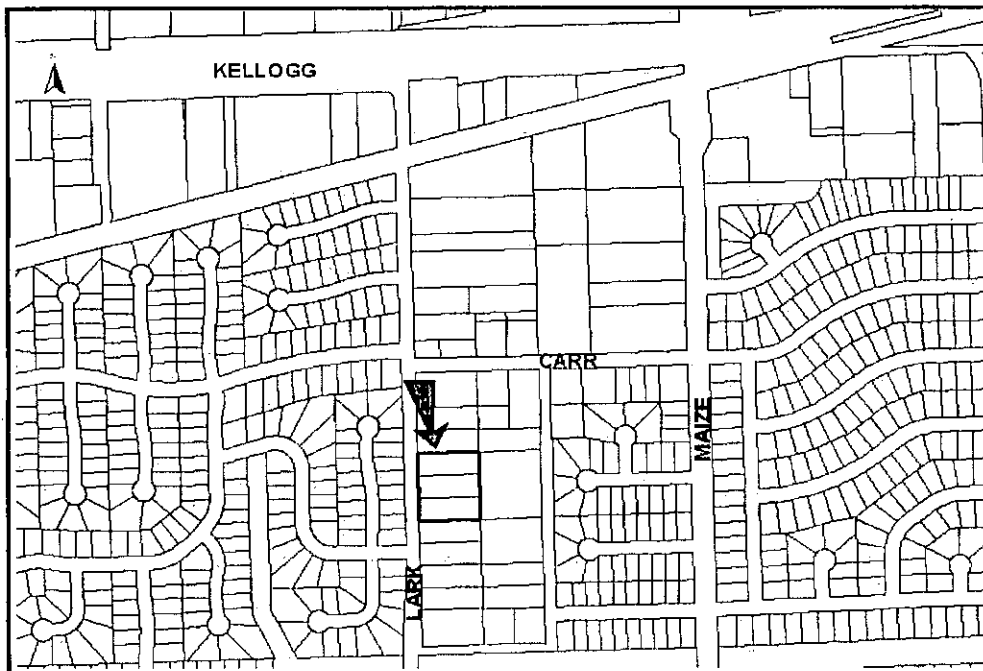
**MINIMUM LOT AREA:** 10,186 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

---

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department requests a petition for water (transmission and distribution mains) and sewer (mains and laterals) to serve all lots being platted.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Stormwater Engineering needs to comment on the status of the applicant's drainage concept.
- D. The Applicant shall guarantee the paving of the proposed street.
- E. 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.
- F. The applicant shall submit a covenant that provides four (4) off-street parking spaces per lot that 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.
- G. On the final plat tracing, the MAPC signature block needs to reference "G. Nelson Van Fleet" as Chairman.
- H. Lot 3 and 4 do not appear to conform to the 50-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. In the alternative, a modification may be granted by MAPC.
- I. GIS needs to comment on the plat's street name.
- 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. 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.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

**SUB 2009-63 -- Preliminary Plat of STEVE KELLEY 6<sup>TH</sup> ADDITION**  
**October 15, 2009 - Page 3**

- R. 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.
- S. A compact disc (CD) should be provided, 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 the information 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.

CLOSURE

CLOSURE - STEVE KELLEY 6TH ADDITION

PT 01	North: 6439.7142		East : 7658.8131
Line	Course: N 00-00-18 W	Length: 293.9900	
PT 02	North: 6733.7042		East : 7658.7875
Line	Course: S 89-52-21 E	Length: 275.0300	
PT 03	North: 6733.0922		East : 7933.8168
Line	Course: S 00-00-07 W	Length: 293.8600	
PT 04	North: 6439.2322		East : 7933.8068
Line	Course: N 89-54-04 W	Length: 275.0000	
PT 01	North: 6439.7068		East : 7658.8072

MISCLOSURE:

Line	Course: N 38-35-51 E	Length: 0.0095	
	North: 6439.7142		East : 7658.8132