

**REVISED AGENDA**  
**SUBDIVISION AND UTILITY ADVISORY COMMITTEE**  
**Thursday, October 27, 2016**  
**10:00 A.M.**

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission will be held on Thursday, October 27, 2016 at 10:00 a.m. in the Planning Department Conference Room, **The Ronald Reagan Building, 271 W. Third Street – Suite 201**, Wichita, Kansas.

**NOTE:** Vacation legal descriptions are available for public inspection in the Metropolitan Area Planning Department.

1. **VAC2016-00047: City request to vacate portions of platted access control** on property located on the southeast corner of W 13<sup>th</sup> Street North and North Tyler Road.

2. **SUB2016-00027: Final Plat - ROCKY FORD ADDITION**; located on the south side of 31st Street South, on the east side of Rock Road.

*Surveyor:*        *Baughman Company, P.A.*  
*Acreage:*        *19.35 acres*  
*Lots:*             *54 lots*

3. **SUB2016-00032: Preliminary Plat – RACETRACK ADDITION**; located on the north side of 55th Street South, East of Seneca.

*Surveyor:*        *Ruggles & Bohm, P.A.*  
*Acreage:*        *2.11 acres*  
*Lots:*             *7 lots*



The applicant proposes to vacate a 120-foot wide portion of the platted access control to allow a shared full movement drive onto the subject site from North Tyler Road; Lots 4 and 5, Block A, Tyler Pointe Addition. Currently a 60-foot wide right-in – right-out drive is permitted on the north end of Lot 3, Block A, Tyler Pointe Addition. The current right-in – right-out drive is located 287 feet south of the Tyler Road – 13<sup>th</sup> Street North intersection. The proposed drive will be located approximately 180 feet south of the Tyler Road – 13<sup>th</sup> Street North intersection. There is a permitted drive located approximately 290 feet south of the proposed drive; VAC2014-00047. The proposed full movement drive appears to line up with two commercial drives located west across Tyler Road. Tyler Road is a paved four-lane arterial with a left turn lane at this location. There is a rollover curbed median along the portion of Tyler where the vacation activity is proposed. The applicant proposes to dedicate complete access control on the remaining Tyler Road frontage of Lots 3 and 5, Block A, Tyler Pointe Addition. As proposed Lot 3 will not have direct access onto Tyler Road, but Lots 3, 4, and 5 Block A, Tyler Pointe Addition are under common ownership. The applicant is also proposing a boundary shift that would enlarge Lot 5 and reduce Lot 4; Administrative Adjustment CUP2016-41.

The applicant also proposes to an 80-foot wide full movement drive onto 13<sup>th</sup> Street North from Lot 5 Block A, Tyler Pointe Addition. Currently Lot 5 has complete access control along its 13<sup>th</sup> Street frontage. The proposed drive will be located approximately 140 feet from a permitted full movement drive located on the east abutting Lot 1, Block A, Tyler Pointe Addition. The proposed drive will be located approximately 200 feet from the Tyler Road – 13<sup>th</sup> Street North intersection. The proposed full movement drive appears to line up with a commercial drive located north across 13<sup>th</sup> Street North. 13<sup>th</sup> Street North is a paved four-lane arterial with a left turn lane at this location. There is a rollover curbed median along the portion of 13<sup>th</sup> Street where the vacation activity is proposed. The applicant proposes to dedicate complete access control on the remaining 13<sup>th</sup> Street frontage of Lot 5, Block A, Tyler Pointe Addition.

The current Access Management Regulations standard for a right-in – right-out drive is 200 feet between drives or arterial intersections and 400 feet between full movement drives or arterial intersections. Per the Subdivision Regulations, Art 10-104, Modification of Design Criteria, Art VII – Design Standards – Part 2 Specific Standards – 7-204, L, the MAPC may modify design criteria. In the past staff has recommended modified design criteria, which has been approved by the MAPC.

Public water is located in the Tyler Road and 13<sup>th</sup> Street North right-of-ways. There are light poles located along Tyler Road (and possibly along the portion of 13<sup>th</sup> Street); the applicant will be responsible for relocation of any light poles/utility poles at their own expense and to City Standards. Comments from franchised utilities have not been received and are needed to determine if they have utilities located within the described area of the vacation request. There are City right-of-way trees that the applicant will be responsible for relocating or replacing at their expenses. The Tyler Point Addition was recorded with the Register of Deeds January 22, 2013.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of platted access control.

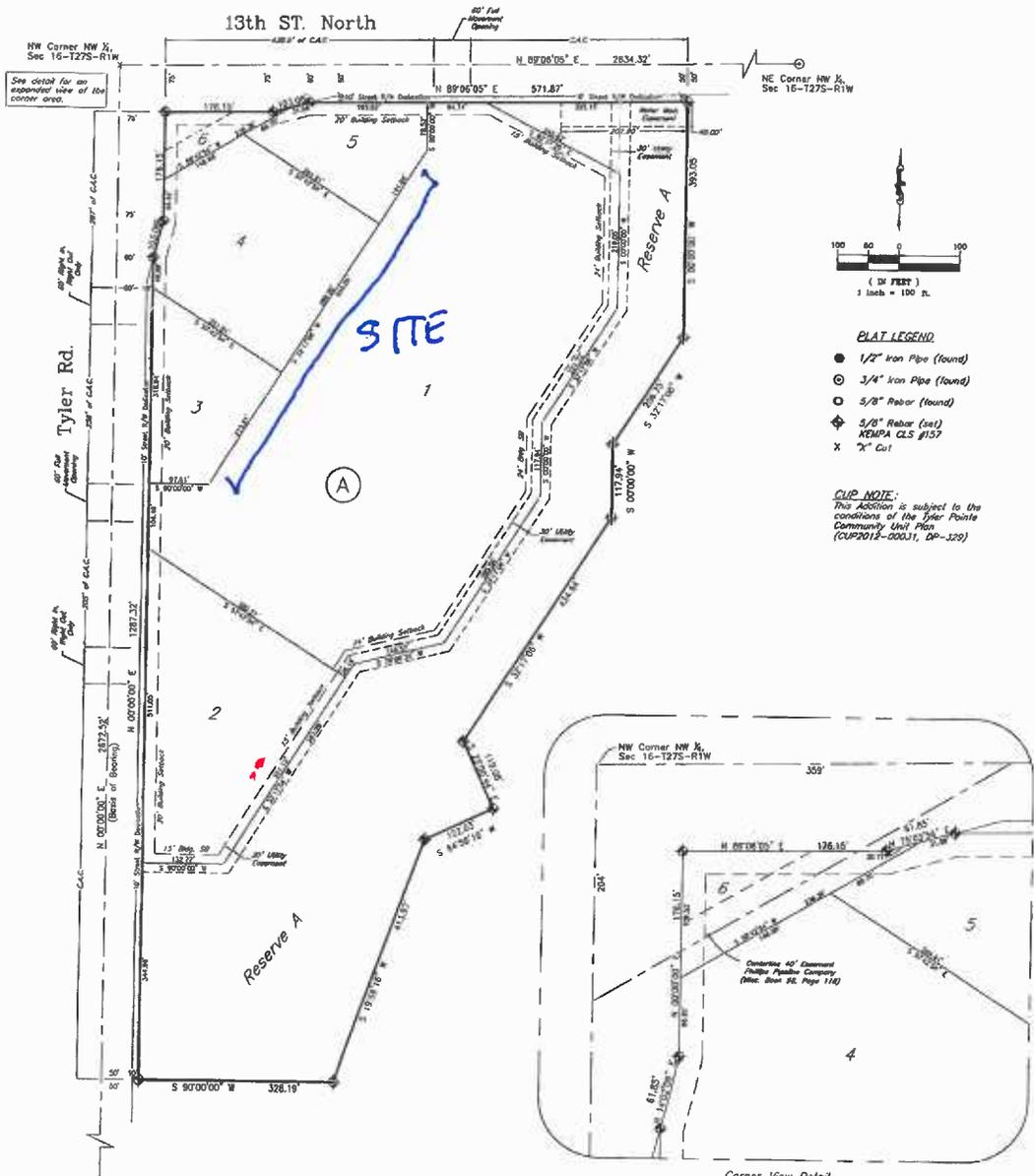
- (1) Per the approval of the Traffic Engineer, vacate the platted access control to allow the shift of the two permitted/platted drives off of Lots 1 (Parcel 1) & 2 (Parcel 2), Block A, Tyler Point Addition onto Tyler Road. Provide a dedication of access control to establish the realign drives, with original signatures, to Planning Staff prior to the case going to Council for final action.

- (2) Provide a dedication of complete access control by separate instrument with original signatures, on the on the remaining North Tyler Road frontage of Lots 3 and 5, Block A, Tyler Pointe Addition. Provide a dedication of complete access control, by separate instrument with original signatures, on the on the remaining West 13<sup>th</sup> Street North frontage of Lot 5, Block A, Tyler Pointe Addition. These must be provided to Planning prior to VAC2016-00047 proceeds to City Council for final action and their subsequent recording at the Register of Deeds with the vacation order.
- (3) There are City right-of-way trees that the applicant will be responsible for relocating or replacing at their expenses.
- (4) Provide Planning Staff with a legal description of the approved vacated portion of the complete access control on a Word document, via e-mail, to be used on the Vacation Order. This must be provided prior to VAC2016-00047 proceeds to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (5) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicants and at the applicants' expense. Provide all needed plans for review and approval by utilities. Provide Planning with any plans as approved by the utilities. This must be provided to Planning prior to the case going to Council for final action.
- (6) All improvements shall be according to City Standards and at the applicant's expense.
- (7) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

PC 237-1

VAC2016-47

**Tyler Pointe Addition**  
 Replat of a portion of Lot 1 Northwest High School Addition  
 Wichita, Sedgwick County, Kansas  
 Part of the NW 1/4, Section 16, Township 27 South, Range 1 West of the 6th. P.M.



**PLAT LEGEND**

- 1/2" Iron Pipe (found)
- 3/4" Iron Pipe (found)
- ◇ 5/8" Rebar (found)
- ◆ 5/8" Rebar (set)
- ⊕ KEMPA CLS #137
- x "x" Cut

**CURP NOTE:**  
 This Addition is subject to the conditions of the Tyler Pointe Community Unit Plan (CURP2013-00031, DP-129)

State of Kansas }  
 County of Sedgwick } SS

I, Brodley C. Ward, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 22nd day of October, 2012 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

**LEGAL DESCRIPTION**

A tract of land generally located in the Northwest 1/4 of the Section 16, Township 27 South, Range 1 West, of the Sixth Principal Meridian, Sedgwick County, Kansas, and being a replat of part of Lot 1, Northwest High School Addition, being more particularly described as:  
 Beginning at a point 75 feet South and 70 feet East of the Northwest corner of said Northwest 1/4, said point being the northwest corner of the Northwest High School Addition; thence, on an assumed bearing of N 89° 06' 05" E, parallel with the North line of said Northwest 1/4, a distance of 176.15 feet; thence N 75° 03' 56" E, a distance of 103.08 feet; to a point 50 feet South of the North line of said Northwest 1/4; thence N 89° 06' 05" E, parallel with the North line of said Northwest 1/4, a distance of 571.87 feet; thence S 0° 00' 00" W, a distance of 383.05 feet; thence S 32° 17' 06" W, a distance of 206.75 feet; thence S 0° 00' 00" W, a distance of 117.94 feet; thence S 32° 17' 06" W, a distance of 434.64 feet; thence S 27° 00' 04" E, a distance of 119.08 feet; thence S 64° 58' 16" W, a distance of 122.03 feet; thence S 19° 39' 16" W, a distance of 411.97 feet; thence S 90° 00' 00" W, a distance of 328.19 feet; to a point 50 feet East of the West line of said Northwest 1/4; thence N 0° 00' 00" E, parallel with the West line of said Northwest 1/4, a distance of 1287.32 feet; thence N 14° 02' 09" E, a distance of 103.08 feet; to a point 75 feet East of the West line of said Northwest 1/4; thence N 0° 00' 00" E, a distance of 176.15 feet, to the Point of Beginning.

All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b amended.

Brodley C. Ward, L.S. #920  
 State of Kansas }  
 County of Sedgwick } SS

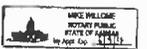
Know all men by these presents, that we, the undersigned, have caused the plat described in the surveyor's certificate to be plotted into Lots, Block, and Reserve to be known as Tyler Pointe Addition, Wichita, Sedgwick County, Kansas. Any street dedications shown are dedicated to and for the use of the public. Any easements are hereby granted as indicated for constructing, maintaining, operating, and repairing public utilities. The access easements are hereby granted to the appropriate governing body as shown hereon. Reserve A is plotted for stormwater detention, landscaping, irrigation and beautification. Reserve A shall be owned by the owners of Lot 1, Northwest High School Addition and maintained by the owners of Lots 1 & 2, Block A, Tyler Pointe Addition. 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. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Registrar of Deeds of Sedgwick County, Kansas.

By: *Lynn Rogers* 12/6/12  
 Lynn Rogers, President  
 United School District #259 Date

State of Kansas }  
 County of Sedgwick } SS

This instrument was acknowledged before me on this 6th day of December, 2012, by Lynn Rogers, President, United School District #259.

*A. E. Williams*  
 Notary Public  
 My Commission Expires: 6/1/15



State of Kansas }  
 City of Wichita } SS

This plat of Tyler Pointe Addition, Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, Dated this 14th day of December, 2012. Wichita-Sedgwick County Metropolitan Area Planning Commission

*John L. Pappas*  
 John L. Pappas, Secretary

State of Kansas }  
 City of Wichita } SS

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 22nd day of January, 2013.

At the Direction of the City Council  
*Karen Sulett*  
 Karen Sulett, City Clerk

Entered on transfer record this 22nd day of January, 2013.  
*Kelly B. Arnold*  
 Kelly B. Arnold, County Clerk

State of Kansas }  
 County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Registrar of Deeds this 6th day of December, 2012, at 1:00 p.m., and is duly recorded.

*Steve Buckleifer*  
 Steve Buckleifer, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this day of December, 2012.

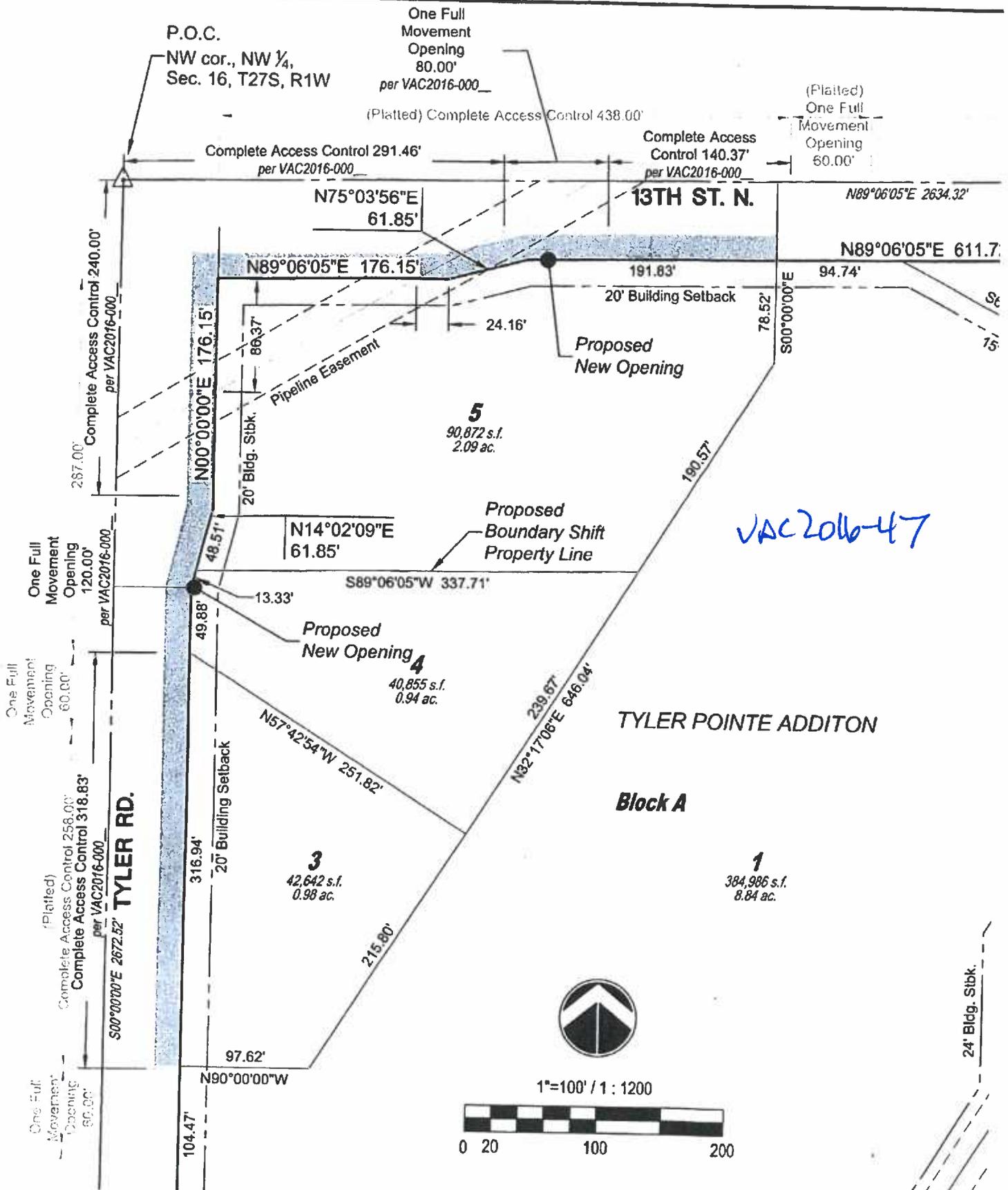


Vicki L. Roberts, L.S. #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas

Register of Deeds - File Book  
 DOC #/FILE #PG: 2894/763  
 Date Recorded: 1/22/2013 9:30:21 AM  
 FILED FOR RECORD BY: JESSICA L. HARRIS

**kemiller engineering**  
 516 S. Market, Wichita, KS 67202 (316)264-0242

PC 237-1



VAC2016-47

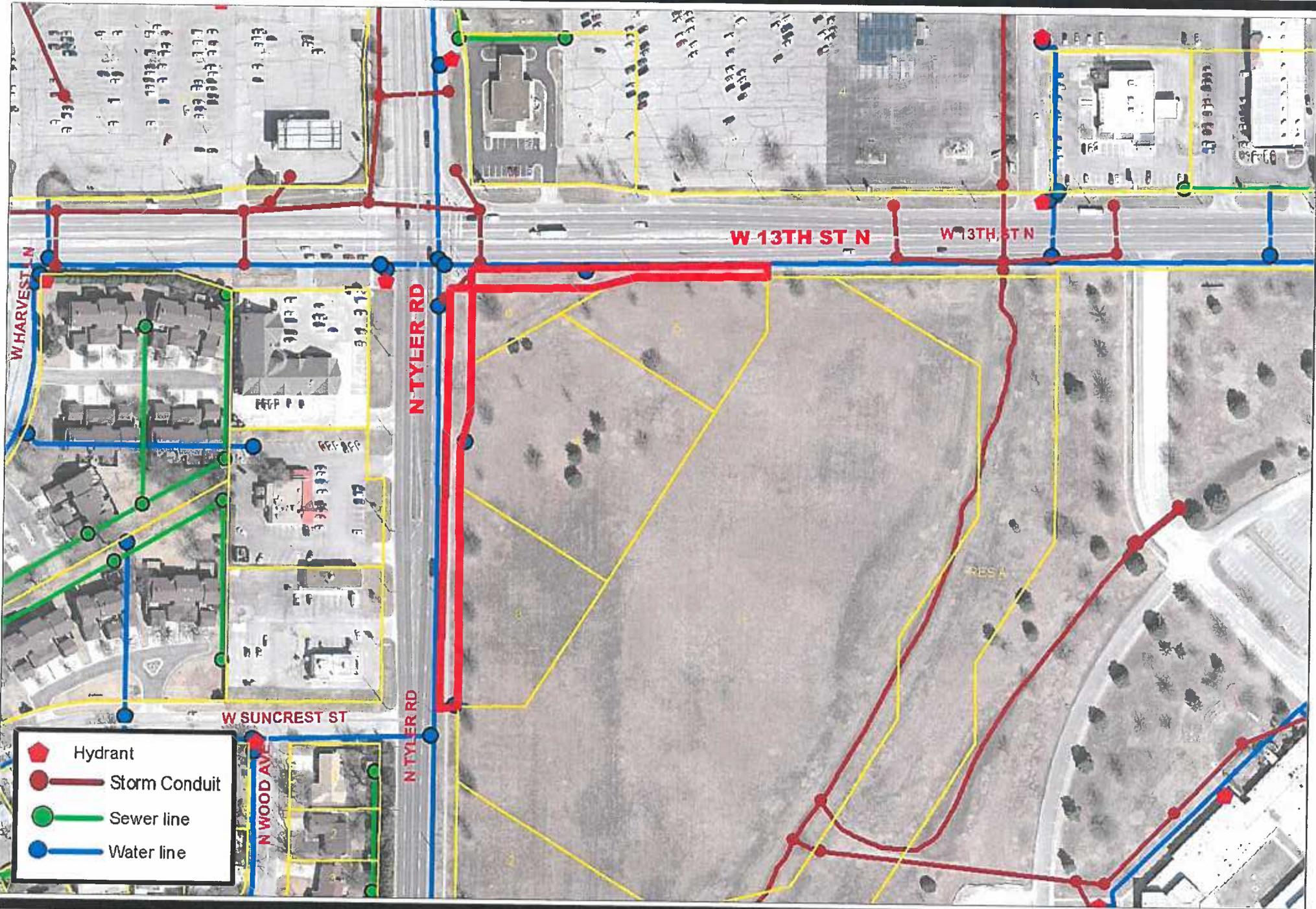
- Vacation Case Area

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VACATION CASE EXHIBIT VAC2016-000 TYLER POINTE ADDITION		
PROJECT NO. 1501010321	DATE: OCTOBER 2015	SHEET NO.
DRAWN BY: JGD	DESIGNED BY: BDL	APPROVED BY: BDL
		1 OF 1

VAC2016-47



VAC2016-47

## ACCESS CONTROL DEDICATION

WHEREAS, Tyler Pointe, LLC, as owner of the below described property, has petitioned the City of Wichita to vacate the platted access controls for the same per Vacation Case numbered VAC2016-000\_\_\_; and

WHEREAS, It is necessary to re-dedicate access controls for the below described property; and

WHEREAS, Tyler Pointe, LLC, wishes to do the same; and

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, being the owners of the following described real estate, to-wit:

Lots 3, 4, 5, and 6, Block A, Tyler Pointe Addition, an addition to Wichita, Sedgwick County, Kansas.

Does hereby transfer and convey to the City of Wichita all abutters' right of access, ingress and egress to said property from or to Tyler Road over and across the west line and 13<sup>th</sup> Street North over and across the north line of the above described property; provided however, the following two (2) full movement openings shall be allowed:

One full movement opening being allowed within an 80 foot length of the south right of way line of 13th Street North; said 80 foot length being centered 40 foot each side of the following described POINT; Commencing at the northwest corner of the Northwest Quarter, Section 16, Township 27 South, Range 1 West, of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas; thence east 331.46 feet along the north line of said Northwest Quarter; thence south 60 feet to a POINT on the north line of said Lot 5, and being coincident with said south right of way line.

One full movement opening being allowed within a 120 foot length of the east right of way line of Tyler Road; said 120 foot length being centered 60 foot each side of the following described POINT; Commencing at the northwest corner of the Northwest Quarter, Section 16, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas; thence south 300 feet along the west line of said Northwest Quarter; thence east 60 feet to a POINT on the west line of said Lot 4, and being coincident with said east right of way line.

It is understood that this conveyance is a covenant running with the land prohibiting all subsequent owners thereof and all members of the public from ingressing or egressing upon said property from Tyler Road and 13<sup>th</sup> Street North, EXCEPT for the described aforementioned two (2) full movement openings described herein and being depicted on the attached Vacation Exhibit.

UAC2016-47

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Tyler Pointe, LLC,

By: \_\_\_\_\_  
Gary L. Oborny, Managing Member

STATE OF KANSAS, SEDGWICK COUNTY, ss:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me a Notary Public in and for said State and County, came Gary L. Oborny, Managing Member, of Tyler Pointe, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL)

Notary Public: \_\_\_\_\_

**DRAFT**  
My Appointment Expires: \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Jennifer Magaña,  
City Attorney and Director of Law

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 8/25/16)

**CASE NUMBER:** SUB2016-00027 – ROCKY FORD ADDITION

**OWNER/APPLICANT:** 31<sup>st</sup> South Rock Investments, LLC, Attn: Jay Russell, PO Box 75337, Wichita, KS 67275

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

**LOCATION:** South of East 31<sup>st</sup> Street South, on the east side of South Rock Road (City District II)

**SITE SIZE:** 19.35 acres

**NUMBER OF LOTS**

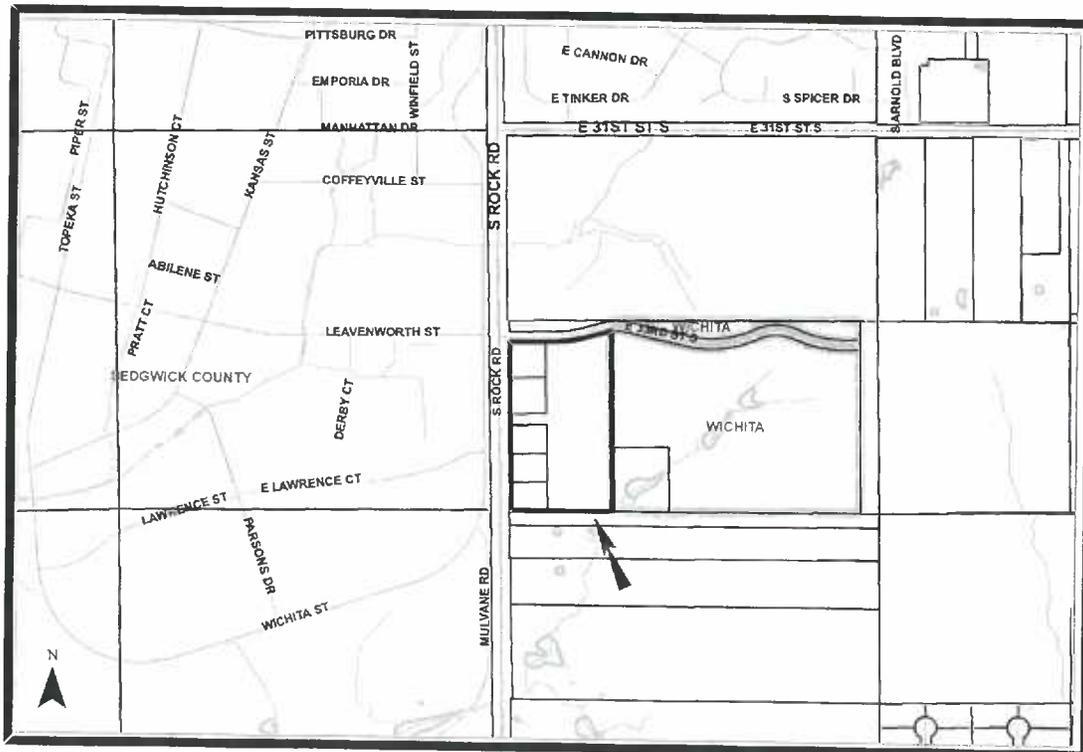
Residential:	54
Office:	
Commercial:	
Industrial:	
Total:	54

**MINIMUM LOT AREA:** 10,725 square feet

**CURRENT ZONING:** Limited Commercial (LC)

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB2016-00027 – Final Plat of ROCKY FORD ADDITION**  
**October 27, 2016 - Page 2**

**NOTE:** This is a replat of the Rocky Ford Industrial Park Addition. This site is located in the County within three miles of Wichita's boundary. The applicant has requested an island annexation. It is designated as "Wichita Growth Area" by the Community Investments Plan 2015-2035. The site is located within Rocky Ford Commercial Community Unit Plan (CUP DP-300).

The site is located within the Air Force Base Protective Overlay District (AFBP-O) and written comments from McConnell Air Force Base were received stating the plat meets their recommendations of compatibility after review of the plat by their Air Operations Board (civil engineering, security forces and airfield operations).

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

The Subdivision Committee approved the preliminary plat subject to the property being subject to an island annexation and the City and County resolving the issues regarding 33rd Street South.

The island annexation which includes the plat and 33<sup>rd</sup> Street South is scheduled for November 1st at which time a resolution is issued to the County. The County has 30 days to make a finding that the land would not hinder proper growth and development of the area. The City could then island annex the property by Ordinance.

**STAFF COMMENTS:**

- A. Approval of the island annexation Ordinance will be needed prior to this plat being scheduled for City Council review.
- B. City of Wichita Public Works and Utilities Department requests a petition for extension (mains and laterals) of sanitary sewer and City water (transmission and distribution).
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- D. City Stormwater Management advises that the concept drainage plan is under review and an offsite drainage agreement is needed from the Park Department.
- E. The cul-de-sac serving Lots 1-13, Block A contains 13 lots (proposed for duplexes) resulting in 26 units. The Subdivision Regulations indicate that no more than 24 single-family lots should be served by a 58-foot street segment (24-unit density). The Subdivision Committee recommends a modification of the design criteria in Article 7 of the Subdivision Regulations as it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**SUB2016-00027 – Final Plat of ROCKY FORD ADDITION**  
**October 27, 2016 - Page 3**

- F. The applicant has denoted emergency and pedestrian access easements extending from both 34<sup>th</sup> Courts South to 33<sup>rd</sup> Street South as requested by City Public Works/City Fire Department. The plat's text shall state that the pedestrian access easements are granted "to the public and that repairs and condemnations be made as if the sidewalk were located on public property".
- G. The plat proposes complete access control along the Rock Road street frontage except for one street opening. Traffic Engineering has approved the access controls.
- H. The applicant shall guarantee the paving of the proposed interior streets.
- I. The paving guarantee shall include the construction of an all-weather roadway surface for the emergency access easements and 33<sup>rd</sup> Street South. The emergency access easements shall be established by separate instrument. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per City Fire Department standards.
- J. A CUP adjustment is needed so that perimeter of the proposed residential block matches the perimeters of the CUP parcel boundaries, setbacks are revised and residential uses are permitted.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. Due to the platting of residential streets in a commercial zoning district, a restrictive covenant shall be submitted limiting this site to residential uses.
- N. The Register of Deeds Certificate shall include Judy J. Paget as Deputy.
- O. GIS has approved the street names.
- P. 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.
- Q. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- R. 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.

**SUB2016-00027 – Final Plat of ROCKY FORD ADDITION**  
**October 27, 2016 - Page 4**

- S. 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.)
- T. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- U. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 267-7710) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- V. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- W. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- Z. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- AA. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).

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

**CASE NUMBER:** SUB2016-00032 – RACETRACK ADDITION

**OWNER/APPLICANT:** Nett Development Company, Inc., 1650 South Meridian, Suite 7,  
Wichita, KS 67213

**SURVEYOR/AGENT:** Ruggles and Bohm, P.A., Attn: Will Clevenger, 924 North Main,  
Wichita, KS 67203

**LOCATION:** North side of West 55<sup>th</sup> Street South, East of South Seneca Street  
(District IV)

**SITE SIZE:** 2.11 acres

**NUMBER OF LOTS**

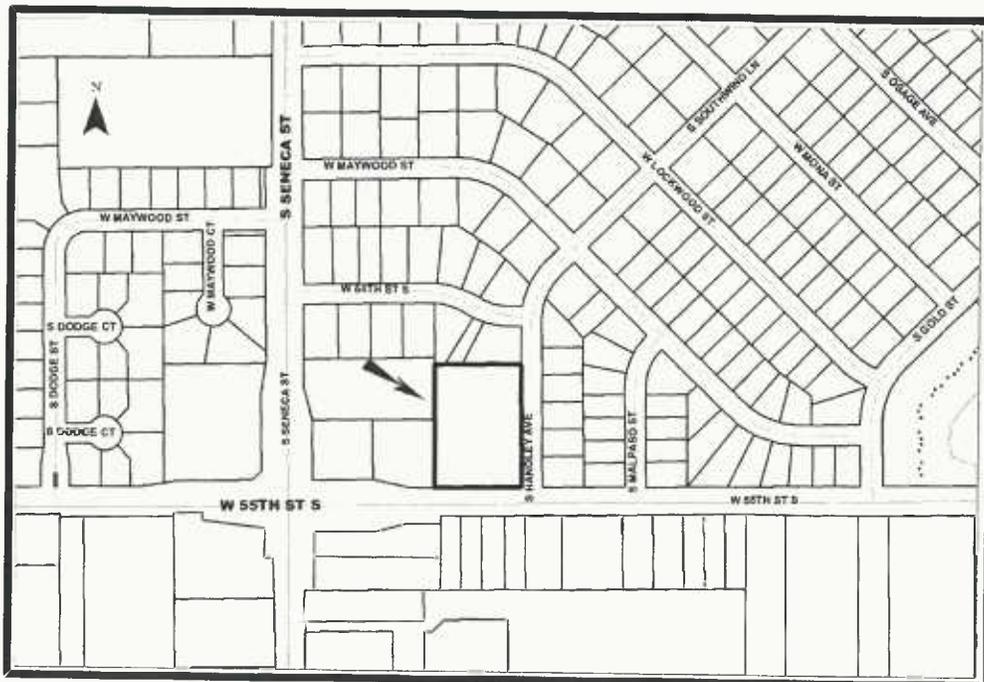
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

**MINIMUM LOT AREA:** 5,994 square feet

**CURRENT ZONING:** Two-Family Residential (TF-3)

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB2016-00032 – Preliminary Plat of RACETRACK ADDITION**  
**October 27, 2016 - Page 2**

**NOTE:** This is an unplatted site located within the City of Wichita. The site has recently been approved for a zone change (ZON2016-00029) from Single-Family Residential (SF-5) to Two-Family Residential (TF-3).

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Public Works and Utilities Department requests a petition for extension of sanitary sewer (laterals).
- B. On the final plat, the platlor's text shall include language that "No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements."
- C. On the final plat, the platlor's text shall include language that the utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.
- D. On the final plat, the platlor's text shall include language that the drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities.
- E. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) along with the corresponding dollar amounts shall be submitted to the Planning Department for recording.
- F. City Stormwater Management advises the applicant needs to submit a drainage plan for review.
- G. The plat denotes one opening along the east half of Lot 7. Traffic Engineering has approved the access controls. The final plat shall reference the dedication of access controls in the platlor's text.
- H. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten 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 Engineer's office.
- I. The applicant has platted a 20-foot front building setback for all of the lots which represents an adjustment of the Zoning Code standard of 25 feet for the Two-Family District (TF-3). The applicant has platted a 12-foot street side setback for Lot 6 which represents an adjustment of the Zoning Code standard of 15 feet for the Two-Family District (TF-3). The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

**SUB2016-00032 – Preliminary Plat of RACETRACK ADDITION**  
**October 27, 2016 - Page 3**

- J. The plat denotes a structure on Lot 7 encroaching into the 20-foot rear yard setback. The applicant is advised that in regard to the portion of the building within the building setback; no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- K. City Environmental Health Division advises that any wells installed on the property for irrigation purposes will have to be properly permitted, installed and inspected.
- L. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov).
- M. 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.
- N. 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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 267-7710) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- R. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

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- U. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- V. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- W. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: [kwilson@wichita.gov](mailto:kwilson@wichita.gov)).