

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

September 21, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-65 BAALMANN THIRD ADDITION, SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: T & H Properties LLC, Harold Baalman, President, P. O. Box 9316,
Wichita, Ks 67277

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

LOCATION: North of MacArthur and west of Maize

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: 1

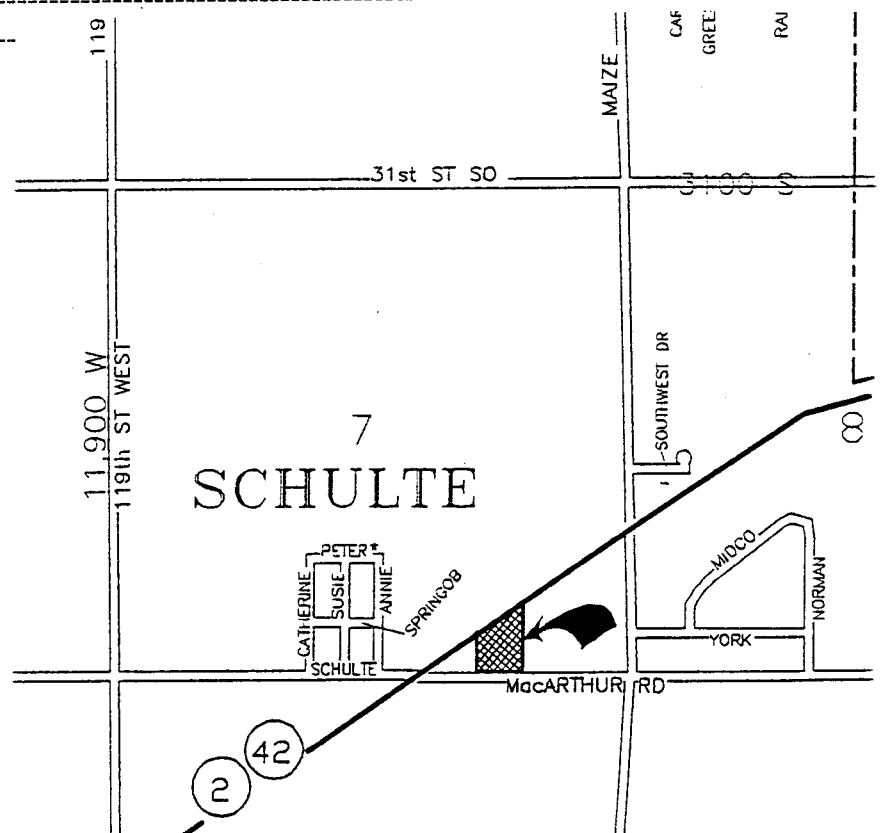
Total: 1

MINIMUM LOT AREA: 4.871 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (Assoc. Case: SCZ-0695)

VICINITY MAP:



NOTE: A zone change (SCZ-0695) to "E", Light Industrial zoning has been approved for this site. This site is being developed, in conjunction with the Baalman Second Addition located immediately to the west, as a lumber yard type facility. This addition itself, has been indicated as being intended for the purposes of storing lumber and/or other materials. No office, sales facilities or other habitable type structures are intended to be constructed on the site at this time. With the dedication of street right-of-way for MacArthur, this site's net area drops below the 5-acre minimum needed for a lagoon system.

STAFF COMMENTS:

- A. As indicated by the Subdivision Regulations, any commercial or industrial type development is to be considered an urban subdivision. Such urban subdivisions are intended to be served by municipal or other appropriate type facilities. However, as noted above, this site is not expected at this time to need or use sanitary sewer or water. Nonetheless as a platted Addition, these requirements need to be addressed.

The Subdivision Regulations do provide for the appropriate Engineer (County) to approve alternative sewer systems and as necessary with Health Department concurrence. Even though at this time neither sewer or water appears necessary for the planned use (lumber yard storage) both County Engineering and County Health need to note any requirements for this site's provision of sanitary sewer and water. Specifically, in regard to sanitary sewer; is approval of an on-site system (septic or lagoon) appropriate and if a lagoon is necessary should the five (5) acre requirement be waived. In any case, should a covenant be obtained indicating that when or if an on-site system were installed, that wastes will be limited to normal, residential non-industrial type wastes. And consequently that no industrial, non-residential type wastes and therefore such uses, will be allowed on this site unless or until appropriate sewer and water facilities are available.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing both the face of the plat and the plattor's text shall indicate the dedication of access control except for two (2) openings to MacArthur Road.
- D. The applicant shall submit an avigational easement covering all of 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.
- E. 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.)
- F. 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.

- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.