

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

March 9 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-14 - COUNTRY MEADOWS ADDITION

OWNER/APPLICANT: Steps to Life, Inc.

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: West side of Webb Rd., north of 55th St. So.

SITE SIZE: 85.4 acres

NUMBER OF LOTS

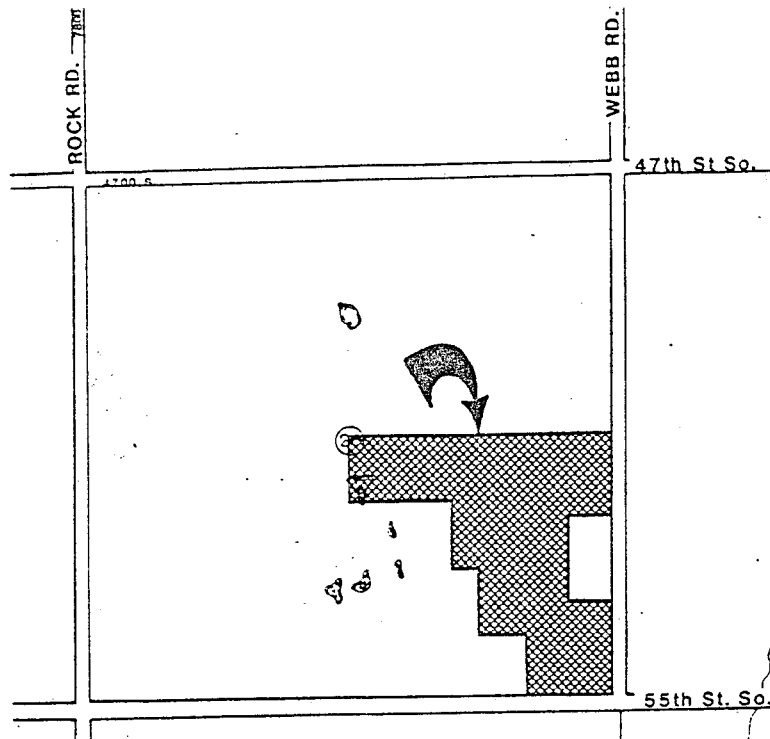
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5.0 acre

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (portion of Lot 1, with SCZ-0595 and CU-318)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A portion of Lot 1 (approximately the north 660 and east 1050 feet) has been approved for a zone change to "R-1", Suburban Residential. This same area is also included in conditional use, CU-318, which involves a request to establish a religious-educational facility at this site. The zoning and conditional use have been approved, with the site being required to plat by February 1, 1990.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the opening up of the proposed into street to suburban street standards.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As required by the conditional use case (C.U. 318), the final plat shall indicate for lot 1, a building setback 250-feet from the center line of Webb Road and 100-feet from the south line of the conditional use area (or approximately 145-feet from the south line of lot 1).
- F. Since this plat involves the platting of a floodway, the platting's text on the final plat shall reference the standard floodway language.
- G. If required by the drainage plan for this site, the applicant shall acquire any needed off-site drainage easements.
- H. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- I. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, if minimum building pad elevations are required, are floodway boundaries adequate and are drainage guarantees required. Also, Engineering needs to comment on the access openings being platted to Webb Road, particularly the opening being requested from Lot 1.

SEDOWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 10, 1989

Mr. Gary Wiley
P.E.C., P.A.
1440 E. English
Wichita, KS 67211

Re: S/D - 89-14 - COUNTRY MEADOWS

Dear Gentlemen:

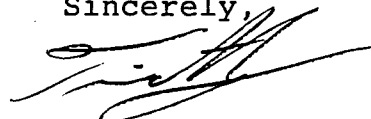
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. (This guarantee may be a part of street guarantee).
- C. The applicant shall guarantee the opening up of the proposed interior street to suburban street standards.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As required by the conditional use case (C.U. 318), the final plat shall indicate for lot 1, a building setback 250-feet from the center line of Webb Road and 100-feet from the south line of the conditional use area (or approximately 145-feet from the south line of lot 1).

- F. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- G. The applicant shall meet with the City of Wichita Fire Department to select a street name other than "Meadowlark Circle" prior to submitting a final.
- H. The applicant shall grant the utility easement requested by K.G. & E. adjacent to "Meadowlark Circle" within this plat.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

cc: Steps to Life, Inc.
P.O. Box 17053
Wichita, KS 67217
Morris Dunlap
734 S. Washington
Wichita, KS 67211
Walt Campbell, City Fire Dept.
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

April 6, 1989

STAFF REPORT

(Final Plat; Preliminary Plat approved 3/9/89)

CASE NUMBER: S/D 89-14 - COUNTRY MEADOWS ADDITION

OWNER/APPLICANT: Steps to Life, Inc., P.O. Box 17053, Wichita, KS 67217

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: West side of Webb Rd., north of 55th St. So.

SITE SIZE: 85.4 acres

NUMBER OF LOTS

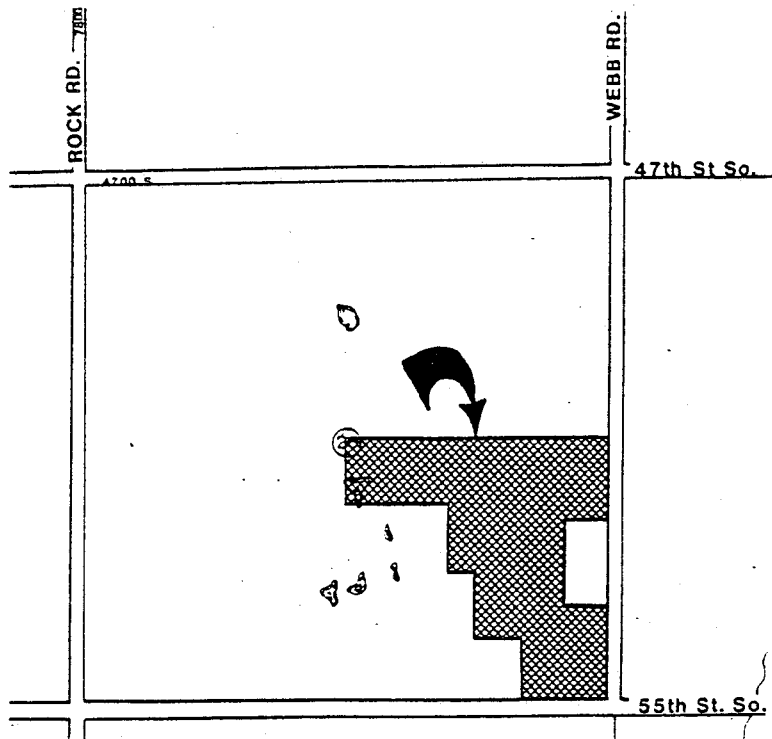
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5.0 acre

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (portion of Lot 1, with SCZ-0595 and CU-318)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A portion of Lot 1 (approximately the north 660 and east 1050 feet) has been approved for a zone change to "R-1", Suburban Residential. This same area is also included in conditional use, CU-318, which involves a request to establish a religious-educational facility at this site. The zoning and conditional use have been approved, with the site being required to plat by February 1, 1990.
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property. (This guarantee may be a part of street guarantee).
 - C. The applicant shall guarantee the opening up of the proposed interior street to suburban street standards.
 - D. On the final plat tracing it shall be clearly indicated that the name of the interior street is Prairie Meadows Circle and not two separate street segments.
 - E. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. 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.
 - J. Recording of the plat within 30 days after approval by the City Council.

- K. The representatives from the City of Wichita and County Fire Department are asked to comment on the acceptability of the new proposed interior street names.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 7, 1989

Mr. Gary Wiley
P.E.C., P.A.
1440 E. English
Wichita, KS 67211

Re: S/D - 89-14 - COUNTRY MEADOWS

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. (This guarantee may be a part of street guarantee).
- C. The applicant shall guarantee the opening up of the proposed interior street to suburban street standards.
- D. On the final plat tracing it shall be clearly indicated that the name of the interior street is Prairie Meadows Circle and not two separate street segments.
- E. On the final plat tracing a 20-foot utility easement shall be indicated along the north line of this plat.
- F. This final plat tracing shall indicate a minimum building pad elevation of 1341 MSL for Lot 1. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.

- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- H. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. 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.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. 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.
- M. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, April 13, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm
Enclosure

cc: Steps to Life, Inc., P.O. Box 17053, Wichita, KS 67217
Morris Dunlap, 734 S. Washington, Wichita, KS 67211
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 14, 1989

Mr. Gary Wiley
P.E.C., P.A.
1440 E. English
Wichita, KS 67211

Re: S/D - 89-14 - COUNTRY MEADOWS

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus". The signature is fluid and cursive, with a long horizontal stroke at the end.

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Steps to Life, Inc., P.O. Box 17053, Wichita, KS 67217
Morris Dunlap, 734 S. Washington, Wichita, KS 67211
Jim Weber, County Engineer
Mike Lindebak, City Engineer