

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5  
January 23, 1992

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 92-2 - CORDEL FARMS ADDITION

OWNER/APPLICANT: Stanley Smeltzer, Jr., 262 Rainbow Lake Rd.,  
Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS  
67211

LOCATION: SW corner of 13th St. N. and 151st St. W.

SITE SIZE: 53 Acres

NUMBER OF LOTS

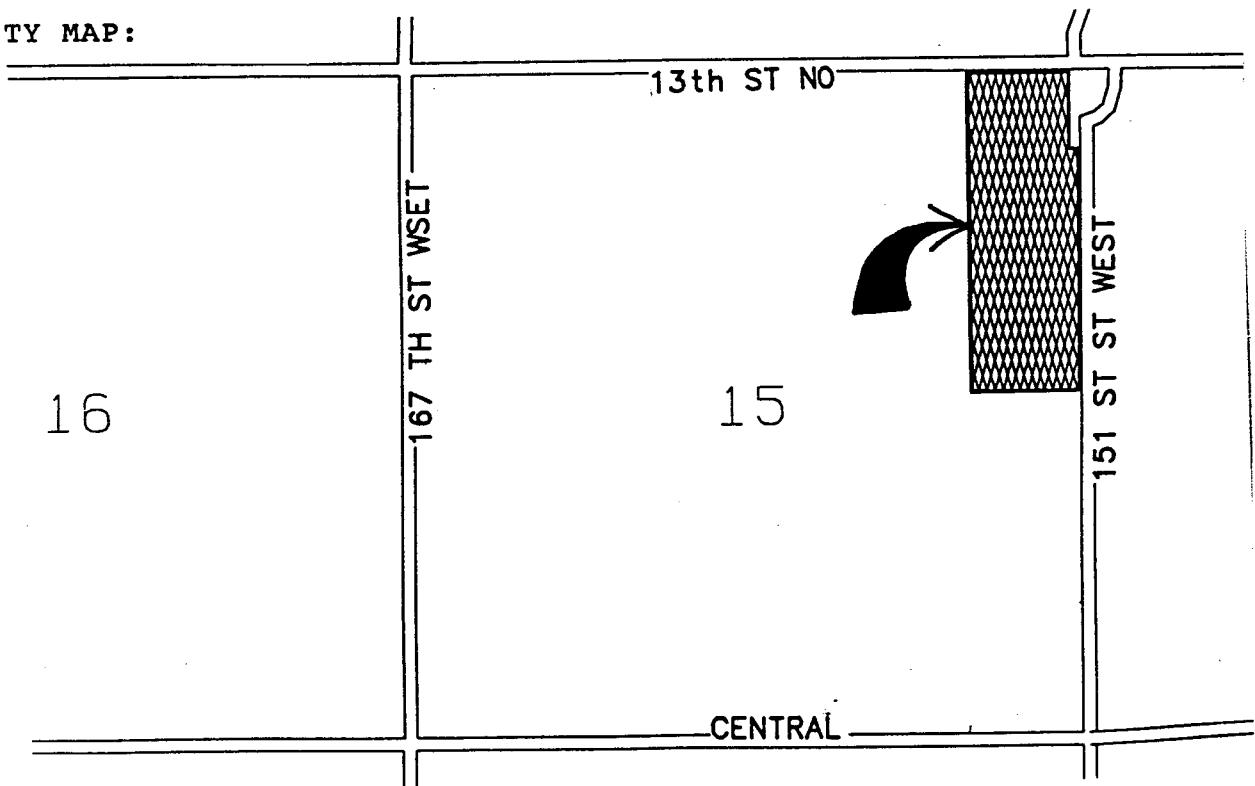
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 5.07 Acres

CURRENT ZONING: "R" Rural Residential

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VICINITY MAP:



NOTE: This site is located in the County at 151st St. West. Although 151st St. West is a mile line arterial, approximately 750 feet south of 13th St. North, this street jogs eastward off of the section line. The southern three lots (lots 4, 5, and 6) do therefore have indirect access to 13th St. N. by way of 151st St. West. As can be noted on the plat significant portions of the site are encumbered by floodway which is apparently forcing somewhat irregular lot configurations and makes the creation of an interior or local through street impractical.

STAFF COMMENTS:

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since both 13th St. N. and 151st St. W. are mile line roads, access control needs to be platted from adjacent lots. Based upon the usable frontages of the lots, one access opening from each lot which should be indicated to the adjacent street. The plattor's text shall also note the dedication of this access control.
- E. The applicant shall provide proof, by letter or by copy of the pipeline easement agreements, that the pipeline easements as shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.

For the pipeline running along the east line of this plat, the indicated building setback is apparently from that pipeline. However, in order to assure that a setback would still be recognized in the event the pipeline was to relocate or alter its setback requirements, the setback along the east line of the plat should be labeled "Platted and Pipeline Building Setback."

- F. On the final plat the names of the pipeline companies holding the easements shall be indicated along with the recording information for the easements.
- G. Since this plat involves the platting of floodways, the plattor's text on the final plat shall reference the standard floodways language. Further, as requested by County Engineering, the applicant shall submit a covenant concerning the County's

authority to maintain the floodways and if need be to charge back any costs to the involved property owners, in a manner similar to special assessments.

- H. If this plat requires the platting of minimum building pad elevations, such elevations shall be noted on the face of the plat and also shall be referenced in the plat's text. It shall be indicated if these elevations are for the lowest level or opening. Also, both on site and off site benchmarks shall be indicated.
- I. 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."
- J. 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.
- K. 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.
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if the floodway boundaries appears adequate and what minimum building pad elevations are required.