

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

February 2, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-5 DOUBLE L ADDITION

OWNER/APPLICANT: David A. and Patricia A. Lehman, 2534 Bobwhite, Wichita, KS 67204

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67211

LOCATION: North of 45th Street North and east of Hydraulic

SITE SIZE: 15.24 Acres

NUMBER OF LOTS

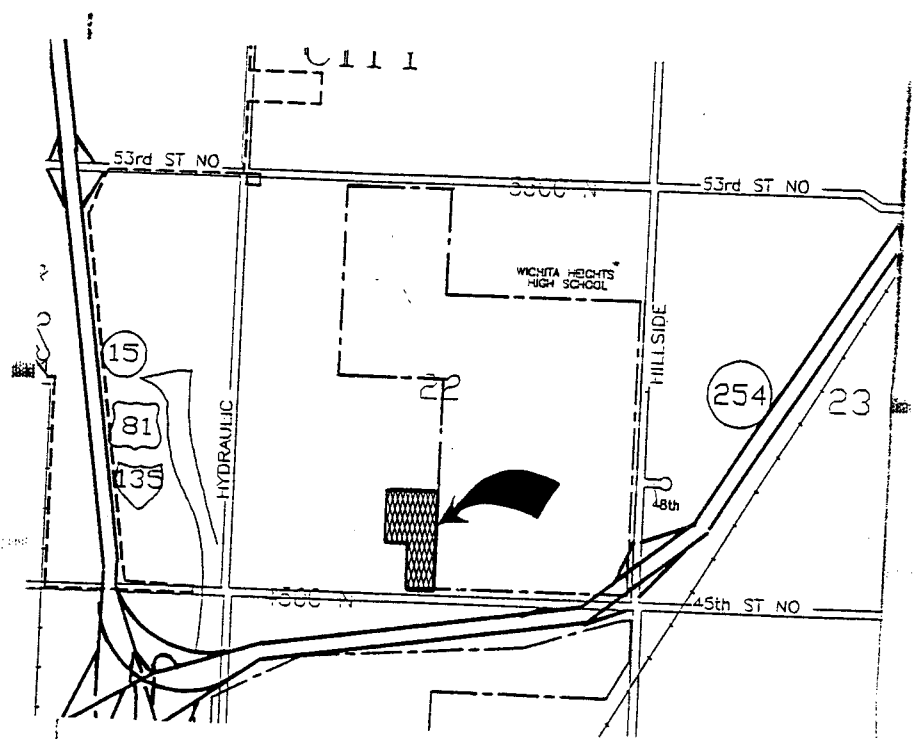
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 15.24 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is apparently within Wichita's City Limits. However, this area is still basically rural in nature and is not yet served by City sewer or water facilities. An urban, residential plat of this size is also quite atypical, but again, this site is in essence more rural than urban at this time. Conditional uses for horse boarding operations have been approved, for example, immediately north and west of this plat.

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 submit petitions for the future extension of sanitary sewer and water to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon ownership patterns in this area, a public street along the westernmost line of this site would appear desirable. This plat shall therefore dedicate 32-feet (1/2 street right-of-way) of right-of-way along its westernmost lot line.
- F. The final plat shall also dedicate sufficient right-of-way to provide 50-feet of half street right-of-way for 45th Street North.
- G. These dedications shall be clearly shown on the face of the plat while also being referenced in the plat's text.
- H. A 25-foot building setback shall be platted from the street right-of-way lines.
- I. On the final plat, access control except one (1) opening shall be indicated to 45th Street North. This dedication of access control shall also be referenced in the plat's text.
- J. As indicated on the preliminary plat, a pipeline appears to cross over or near the southeast corner of this site.

If a pipeline effects this site, the applicant shall submit a copy of the instrument which establishes the Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

This easement shall also be properly labeled, this including the company name and recording information for the easement. As necessary, dimensions shall be provided so as to clearly indicate how such easement is located in this lot.

- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. Based on FEMA floodway maps, the southeast corner of this site may be impacted by a floodway. If a floodway or other drainage way is required, the final plat shall indicate any such floodway, drainage easement, or other appropriate drainage designation. And if a floodway is involved, the plat's text shall reference the standard floodway language.
- M. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. As indicated by the preliminary plat, power/utility poles appear to be located along the west line of the plat. Any existing or additional easement(s) should be shown or granted.
- Q. 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.)
- R. 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.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if this site needs to plat any drainageways, floodways, or minimum building pad elevations.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

March 16, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 2/2/95)

CASE NUMBER: S/D 95-5 DOUBLE L ADDITION

OWNER/APPLICANT: David A. and Patricia A. Lehman, 2534 Bobwhite, Wichita, KS 67204

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67211

LOCATION: North of 45th Street North and east of Hydraulic

SITE SIZE: 15.24 Acres

NUMBER OF LOTS

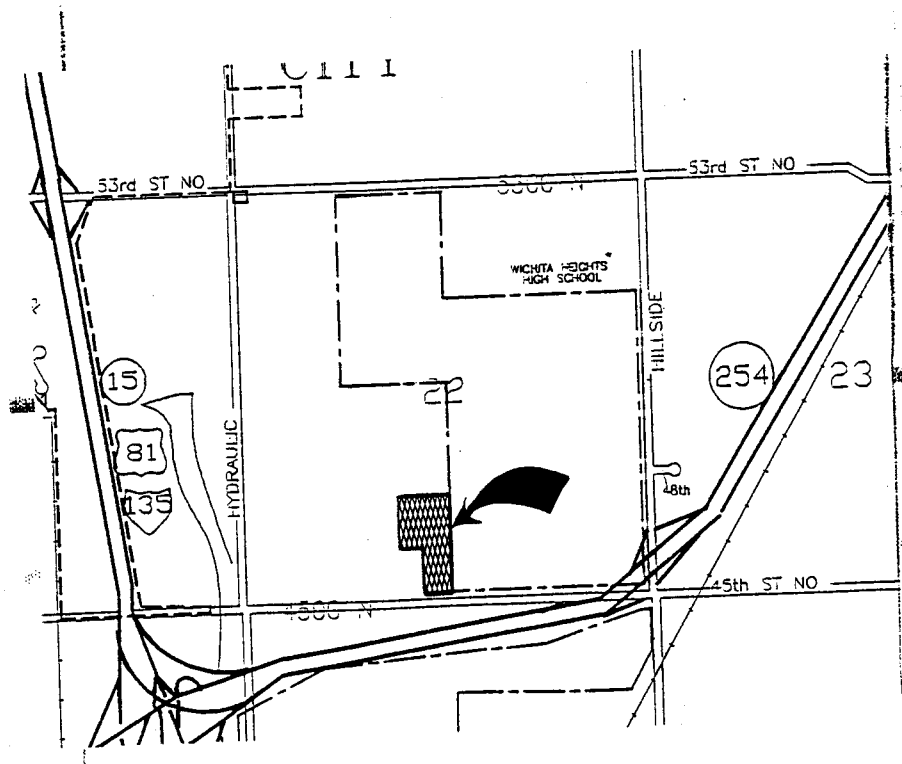
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 15.24 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is apparently within Wichita's City Limits. However, this area is still basically rural in nature and is not yet served by City sewer or water facilities. An urban, residential plat of this size is also quite atypical, but again, this site is in essence more rural than urban at this time. Conditional uses for horse boarding operations have been approved, for example, immediately north and west of this plat.

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 submit petitions for the future extension of sanitary sewer and water to this site.
- C. Since this site is large enough, and will be using on-site sanitary sewer, no requirement was or is being made for this site to extend or use at this time an outside water supply. At the time of actual development, well or another acceptable source of water would be necessary. If a Bel Aire line is available, that could be an option. In regard to future guarantees for Wichita water service, the applicant should meet with City Engineering to determine if such guarantee needs to be provided.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated on the preliminary plat, a pipeline appears to cross over or near the southeast corner of this site.

If a pipeline effects this site, the applicant shall submit a copy of the instrument which establishes the Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

This easement shall also be properly labeled, this including the company name and recording information for the easement. As necessary, dimensions shall be provided so as to clearly indicate how such easement is located in this lot.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. On the final plat tracing the face of the plat shall also indicate the "access control except 1-opening" being dedicated to 45th North.
- H. Since this site is located in the City, no approval by the County Commission is required and the

final plat tracing shall delete such signature block. Also, the name of the plat shall be amended to read "Double L Addition to Wichita, Sedgwick County, Kansas".

- I. The final plat tracing shall also clearly label on the face of the plat any areas being dedicated for street right-of-way. In particular, the area along the plat's west line shall be specifically labeled as a dedication of street right-of-way.
- J. The final plat tracing shall show the actual limits of any floodway effecting this site. As now shown on the plat, an undefined Floodway is located somewhere in the southern portion of the site.
- K. The MAPD Chairman's signature block shall be amended to indicate John W. McKay, Jr.
- L. On the final plat tracing, the line regarding minimum building pad elevations shall be properly shown.
- M. A platting binder shall be submitted for this site and this plat will be subject to any relevant conditions. In particular if a pipeline is noted the previous pipeline comments shall apply.
- N. 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.)
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to comment on the Floodway and minimum building pad elevation requirements for this site.