

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 12**

**October 10, 1996**

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

**CASE NUMBER:** S/D 96-63 RAMSAY FARMS ADDITION

**OWNER/APPLICANT:** Attn: Diane MacNair, Ramsey Farms, Inc., 9103 West 18th Street,  
Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** East of 151st Street West and north of Maple

**SITE SIZE:** 13.36 Acres

**NUMBER OF LOTS**

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

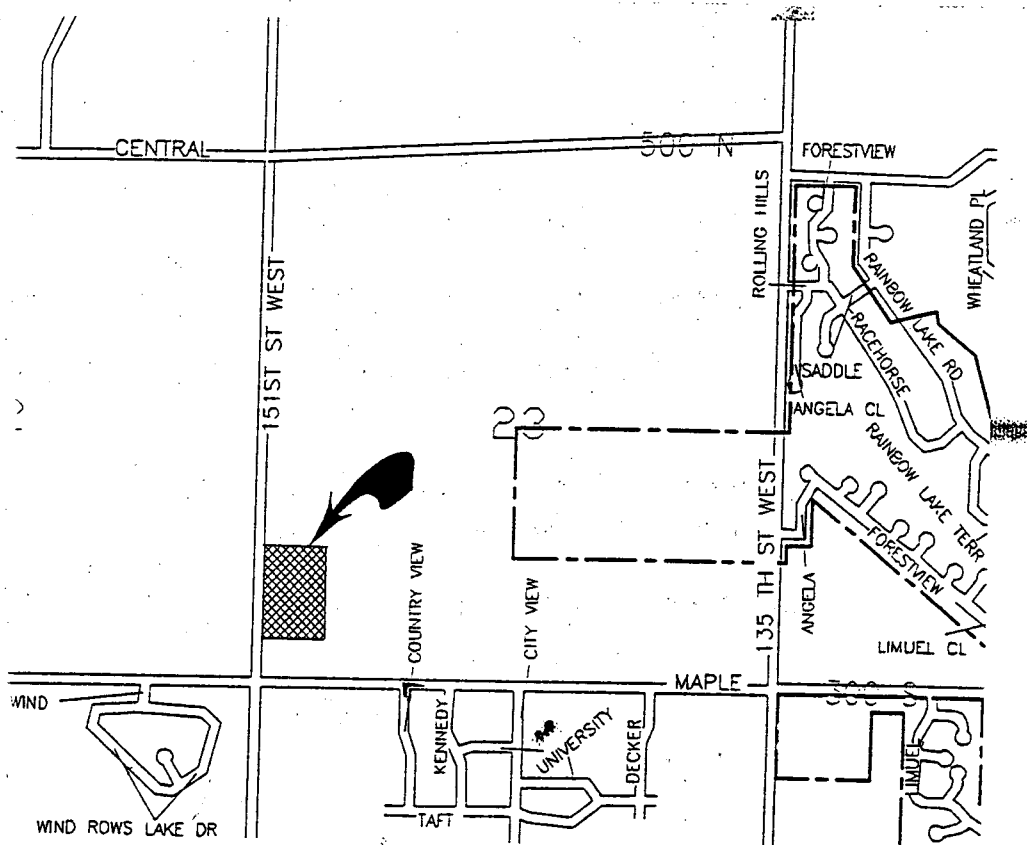
**MINIMUM LOT AREA:** 218,235.51 sq. ft.

**CURRENT ZONING:** "SF-20" (with CU-387 for a greenhouse)

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**VICINITY MAP:**



NOTE: This site was recently approved for a conditional use (CU-387) to allow development of a wholesale nursery/greenhouse operation. Two lots, however, are being platted with the smaller 5-acre lot intended for a single family residential use. Although this site is presently rural in nature, the Comprehensive Plan has designated this area as an urban reserve zone which is expected to eventually develop with typical urban densities. The platting of lots of approximately 5-acres has consequently been discouraged in such areas. A recent request to plat 5-acre type lots in an urban reserve area, also located west of Wichita, was initially denied but subsequently allowed when a redevelopment plan was provided showing how the 5-acre type lots could be redeveloped into more urban scale lots in the future.

Although this site appears to intend to use on-site sewer and water facilities at this time, urban facilities are being extended to areas just east of this site and again as noted by the Comprehensive Plan, this area is intended to eventually develop under urban scale lots which will require municipal sewer and water. In regard to the possible redevelopment of this site, the applicant has submitted an informal proposal which involves both the area covered by this plat and properties immediately to the east and south.

**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.  
  
Health needs to specifically note any concerns or requirements for the nursery/greenhouse operations intended on Lot 1. Plans indicate that five (5) structures (greenhouses) including an office will be built and full and part-time employment may reach 25 workers. Apparently, the greenhouses will be used to grow plants by use of hydroponics.
- B. The applicant has submitted an "informal" redevelopment plan which indicates how this site could possibly be developed into more typical residential sized lots. That plan, however, depends on both of the lots in this plat and adjoining property not part of the area in the plat, to be involved in such a "redevelopment". The Planning Commission's approval of this plat will, therefore, imply agreement that the redevelopment plan is sufficient to satisfy the possible development of the site as an urban reserve area as noted by the Comprehensive Plan.
- C. The applicant shall submit petitions for the future extension of municipal water and sanitary sewer to serve this site.
- D. County Engineering needs to indicate any requirements for the paving of 151st Street West adjacent to this site and/or from/to Maple.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- H. On the final plat, the plattor's text shall note that the owner of Lot 2 shall also be responsible for ownership and maintenance of the Floodway Reserve.
- I. The plattor's text shall also note the platting of the minimum building pad elevation.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to comment on the acceptability of the Floodway Reserve and minimum building pad elevation.

November 7, 1996

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 10/10/96)

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**VICINITY MAP:**



NOTE: This site was recently approved for a conditional use (CU-387) to allow development of a wholesale nursery/greenhouse operation. Two lots, however, are being platted with the smaller 5-acre lot intended for a single family residential use. Although this site is presently rural in nature, the Comprehensive Plan has designated this area as an urban reserve zone which is expected to eventually develop with typical urban densities. The platting of lots of approximately 5-acres has consequently been discouraged in such areas. A recent request to plat 5-acre type lots in an urban reserve area, also located west of Wichita, was initially denied but subsequently allowed when a redevelopment plan was provided showing how the 5-acre type lots could be redeveloped into more urban scale lots in the future.

Although this site appears to intend to use on-site sewer and water facilities at this time, urban facilities are being extended to areas just east of this site and again as noted by the Comprehensive Plan, this area is intended to eventually develop under urban scale lots which will require municipal sewer and water. In regard to the possible redevelopment of this site, the applicant has submitted an informal proposal which involves both the area covered by this plat and properties immediately to the east and south.

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.
- Prior to submitting the final plat, as requested by the Health Department, additional information was to be provided on the amounts and types of waste materials to be generated from this site. Health needs to indicate if such information has been provided.
- B. The applicant has submitted an "informal" redevelopment plan which indicates how this site could possibly be developed into more typical residential sized lots. That plan, however, depends on both of the lots in this plat and adjoining property not part of the area in the plat, to be involved in such a "redevelopment". The Planning Commission's approval of this plat will, therefore, imply agreement that the redevelopment plan is sufficient to satisfy the possible development of the site as an urban reserve area as noted by the Comprehensive Plan.
- C. The applicant shall submit petitions for the future extension of municipal water to serve this site.
- D. Prior to submitting the final plat, the applicant was to contact Planning and County Engineering staff to determine any requirements for the paving of 151st Street West adjacent to this site and/or from/to Maple. County Engineering needs to indicate if any such discussions have been held. It should be noted that for sites within the City or adjacent to and being annexed that a policy for paving mile line roads such as 151st Street West has been proposed.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by County Engineering, a cross-lot drainage agreement shall be provided for this site.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The plattor's text shall also note the platting of the minimum building pad elevation.
- H. 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.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or 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.
- L. Based on the platting binder, a Phillips pipeline easement is indicated within the same quarter section as this plat. However, the plat is not indicating any such easement. The applicant's agent needs to verify the location of this easement. If this easement, setbacks, etc. in any way encumber the site, the final plat tracing shall show any such easement and/or setbacks and this plat will be subject to all standard pipeline conditions of platting. A copy of the pipeline easement shall be submitted to Planning for review and the plat file.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevation and Floodway Reserve are adequate.