

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 9**

**June 19, 1997**

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 97-41 HARVEST VALLEY ESTATES

**OWNER/APPLICANT:** Prestwick Properties, Inc.,  
427 N. Hillside, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Poe & Associates of Kansas, Inc. Consulting Engineers,  
5940 E. Central Suite 200, Wichita, KS 67208  
Jeff Lange, Lange Homes, Inc.  
4911 S. Meridian, Wichita, KS 67217

**LOCATION:** Northeast corner of 215th West and 87th Street South

**SITE SIZE:** 147 Acres

**NUMBER OF LOTS**

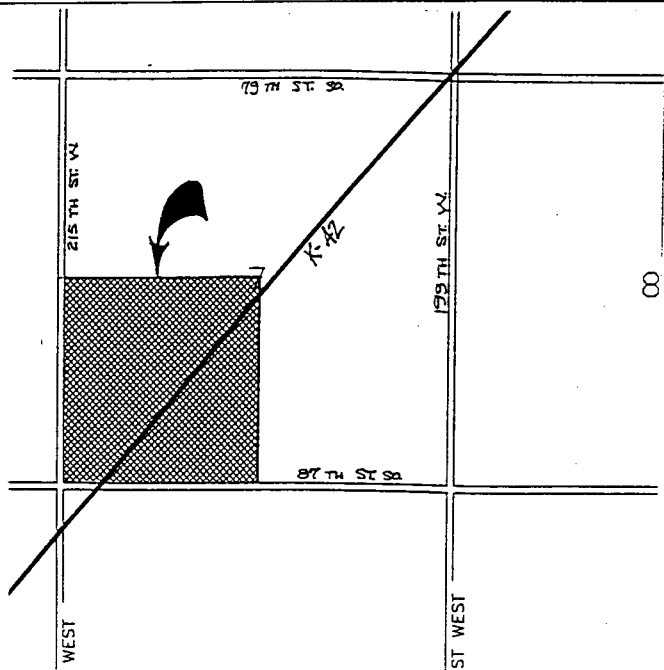
Residential:	43
Office:	
Commercial:	
Industrial:	
Total:	<u>43</u>

**MINIMUM LOT AREA:** 40,000 sq. ft.

**CURRENT ZONING:** "RR", Rural Residential

**PROPOSED ZONING:** "SF-20", Single Family (SCZ-0743)

**VICINITY MAP:**



Note: This site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. By definition this plat is a "suburban subdivision." Suburban subdivisions are those plats which have a density of one, or less than one, dwelling unit per 25,000 square foot lot. A zone change from RR, Rural Residential, with a minimum lot size of 2 acres, to SF-20, which requires a minimum lot size of 20,000 square feet, is necessary to accommodate some of the lots proposed by this plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department.
  - B. **County Engineering** needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.
  - C. The appropriate departments and affected agencies should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?
  - D. The applicant shall guarantee the installation of interior, residential streets to the gravel suburban residential street standard.
  - E. **County Engineering** needs to comment on the status of the applicant's drainage concept. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
  - H. 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.

- 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
  - J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
  - K. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
  - L. Perimeter closure computations should be submitted with the final plat tracing.
  - M. Recording of the plat within 30 days after approval by the County Commission is required.
  - N. Appropriate departments need to comment on the proposed street name(s).
-

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 2**

**July 10, 1997**

**STAFF REPORT**  
**(Preliminary Plat-Deferred 6/19/97)**

**CASE NUMBER:** S/D 97-41 HARVEST VALLEY ESTATES

**OWNER/APPLICANT:** Prestwick Properties, Inc.,  
427 N. Hillside, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Poe & Associates of Kansas, Inc. Consulting Engineers,  
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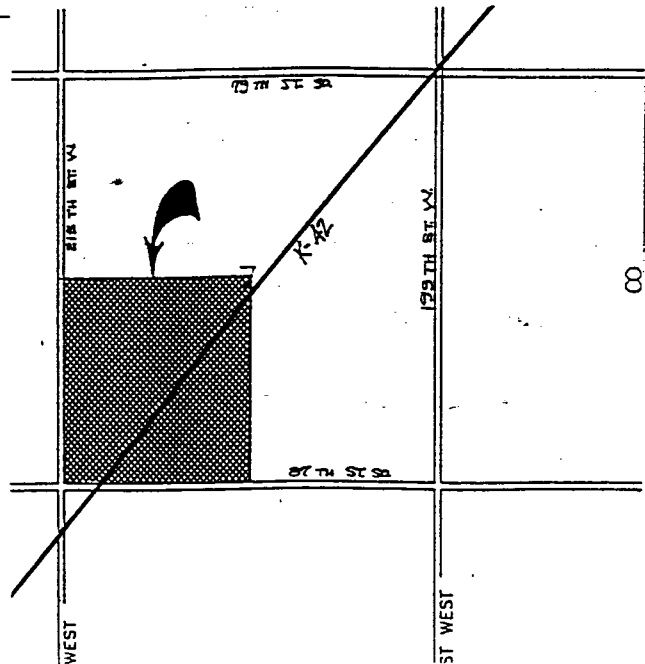
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STAFF COMMENTS:

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  - B. **County Engineering** needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.
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  - N. Appropriate departments need to comment on the proposed street name(s).
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**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

**August 21, 1997**

**STAFF REPORT**

**(Preliminary Plat-Deferred 6/19/97, Deferred 7/10/97)**

**CASE NUMBER:** S/D 97-41 HARVEST VALLEY ESTATES

**OWNER/APPLICANT:** Prestwick Properties, Inc.,  
427 N. Hillside, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Poe & Associates of Kansas, Inc. Consulting Engineers,  
5940 E. Central Suite 200, Wichita, KS 67208  
Jeff Lange, Lange Homes, Inc.  
4911 S. Meridian, Wichita, KS 67217

**LOCATION:** Northeast corner of 215th West and 87th Street South

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**NUMBER OF LOTS**

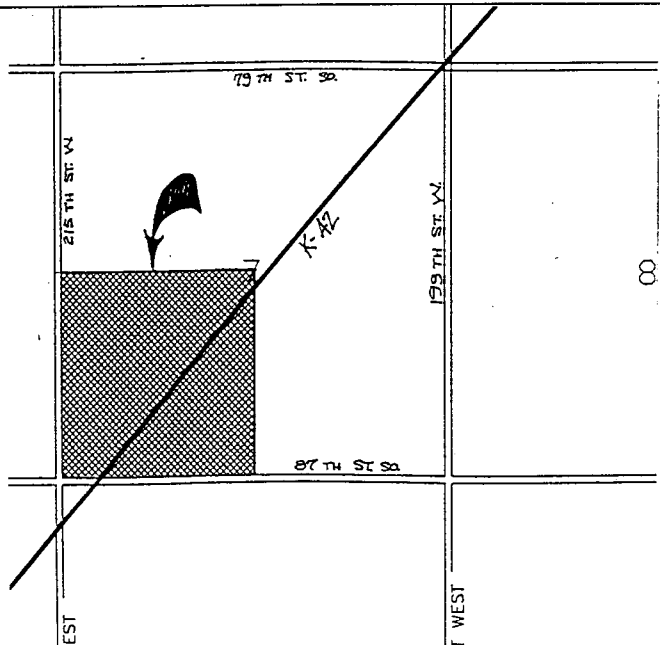
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**MINIMUM LOT AREA:** 40,000 sq. ft.

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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department. Health Department asks for additional soil tests.
- B. **County Engineering** needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.
- C. The appropriate departments and affected agencies should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?
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- H. The applicant's engineer is advised that the Register of Deeds is requiring the

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- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the County Commission is required.
- N. Appropriate departments need to comment on the proposed street name(s).

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.

October 23, 1997

**STAFF REPORT**  
(Revised Preliminary Plat- Deferred 8/21/97)

**CASE NUMBER:** S/D 97-41 HARVEST VALLEY ESTATES

**OWNER/APPLICANT:** Prestwick Properties, Inc.,  
427 N. Hillside, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Poe & Associates of Kansas, Inc. Consulting Engineers,  
5940 E. Central Suite 200, Wichita, KS 67208  
Jeff Lange, Lange Homes, Inc.  
4911 S. Meridian, Wichita, KS 67217

**LOCATION:** Northeast corner of 215th West and 87th Street South

**SITE SIZE:** 147 Acres

**NUMBER OF LOTS**

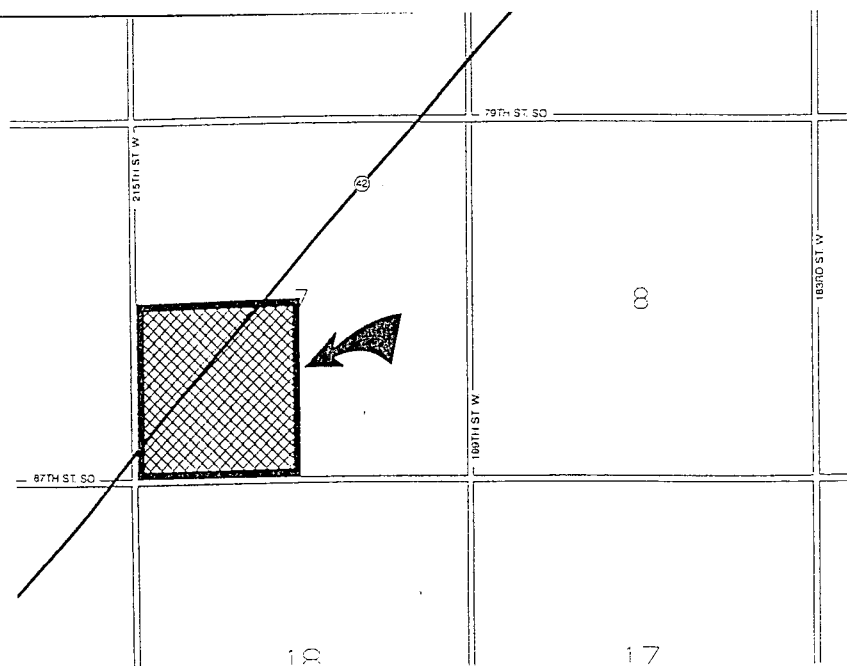
Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	<u>31</u>

**MINIMUM LOT AREA:** Two acres

**CURRENT ZONING:** "RR", Rural Residential

**PROPOSED ZONING:** "RR", Rural Residential

**VICINITY MAP:**



Note: This site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This plat revision encompasses fewer and larger lots due to a denial of a zone change request.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department. Health Department asks for additional soil tests. A memorandum of approval for on-site systems has been obtained.
  - B. **County Engineering** needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.
  - C. The appropriate departments and affected agencies should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?
  - D. The applicant shall guarantee the installation of interior, residential streets to the gravel suburban residential street standard.
  - E. **County Engineering** needs to comment on the status of the applicant's drainage concept. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
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  - J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
  - K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
  - L. Perimeter closure computations should be submitted with the final plat tracing.
  - M. Recording of the plat within thirty (30) days after approval by the County Commission is required.
  - N. Appropriate departments need to comment on the proposed street name(s).
  - O. The zoning ordinance requires a setback of 125 feet from the centerline of the right-of-way of K-42.
  - P. The zoning ordinance requires a 30-foot setback for the interior streets. The applicant is advised that the current platting of a 35-foot setback would apply if platted as shown.
  - Q. Lot 2 of Block 4 does not conform with the 200-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.
-

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5.**

**October 23, 1997**

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:**

S/D 97-75 VILLAGE SQUARE ADDITION

**OWNER/APPLICANT:**

Lutheran Church  
2318 SW 10th Street, Topeka, KS 66604-3927

**SURVEYOR/ENGINEER:**

Baughman Company, P.A.  
315 Ellis, Wichita, KS 67211

**LOCATION:**

North of Kellogg Street, east side of Edgemoor

**SITE SIZE:**

4.51 acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:**

19,800 sq. ft.

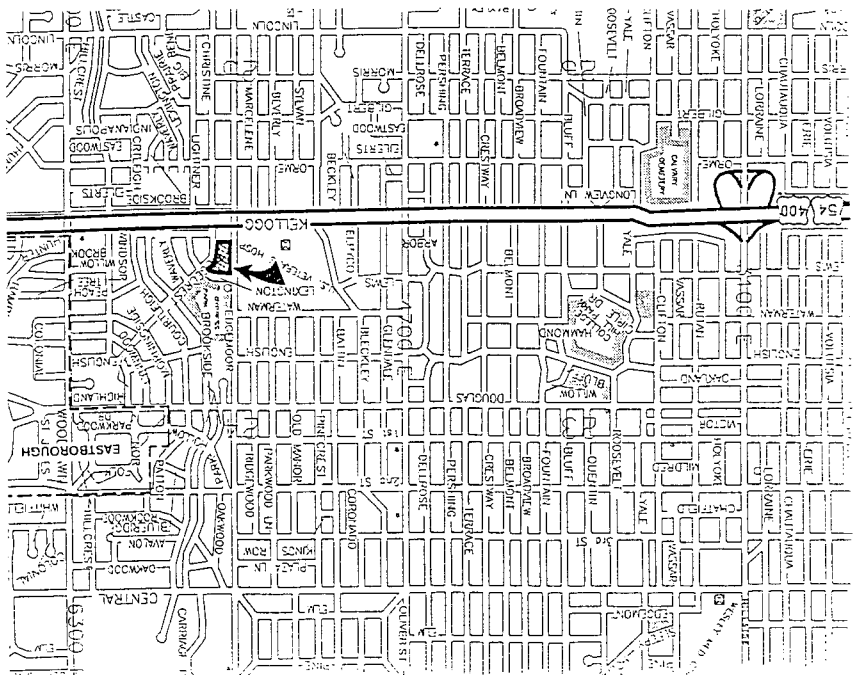
**CURRENT ZONING:**

B, Multi-Family

**PROPOSED ZONING:**

LC, Limited Commercial  
GO, General Office

**VICINITY MAP**



Note: This plat is currently zoned B, Multi-Family. A request for a zone change (Z-3220) to LC, Limited Commercial (for Lot 6) and GO, General Office zoning (for Lots 1 through 5) has been approved subject to replatting.

STAFF COMMENTS:

- A. It appears existing sewer and water service are available to the site. Engineering will need to comment on any guarantees or easements needed.
  - B. **Engineering** needs to comment on the status of the applicant's drainage concept.
  - C. **Traffic Engineering** needs to comment on the acceptability of access controls. Distances should be shown for all segments of access control. On the final plat tracing, since the site is within the City limits of Wichita, the plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
  - 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. 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.
  - H. 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 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing.
  - J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
  - K. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
  - L. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
  - M. The applicant shall submit an avigational easement covering all of the 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.
  - N. The applicant is reminded that a platting binder shall be submitted with the final plat.
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SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2.

November 6, 1997

STAFF REPORT

(Revised Preliminary Plat Deferred 10/23/97, Deferred 8/21/97  
Deferred 7/10/97, Deferred 6/19/97)

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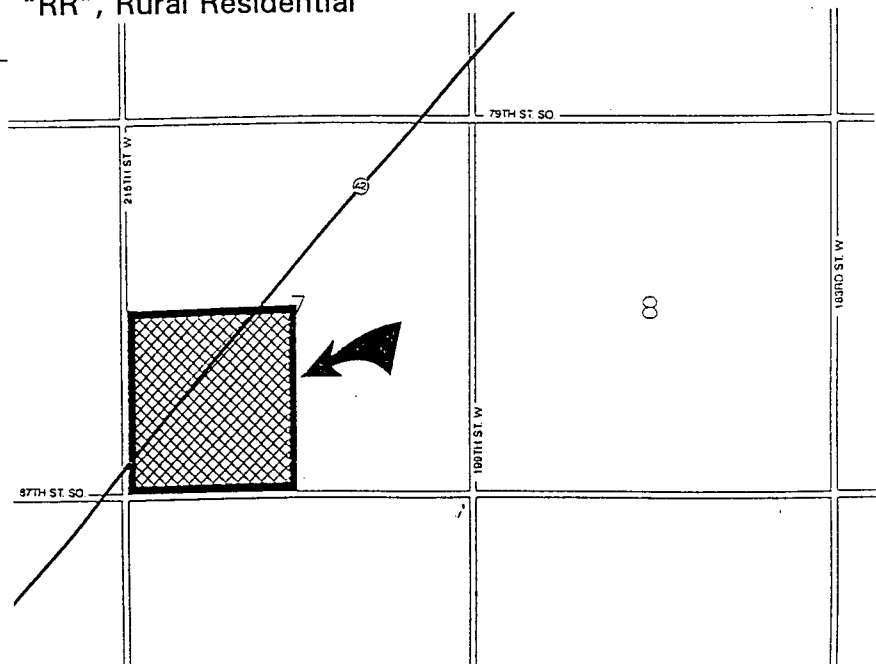
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VICINITY MAP:



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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall obtain a memorandum of approval for on-site systems from the Environmental Health Division of the Health Department. Health Department asks for additional soil tests. A memorandum of approval for on-site systems has been obtained.

**County Health Department has revoked the memorandum of approval for on-site systems due to the revised lot layout. Lots 1 and 2 will need to be consolidated into one lot.**

- B. **County Engineering** needs to comment on the need, if any, for improvements to 215th Street West or 87th Street South.

**County Engineering has indicated no need for improvements at this time.**

- C. The **appropriate departments** and **affected agencies** should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?

**County Engineering has indicated the proposed intersections with K-42 are unacceptable. A revised street layout is needed which includes Festival Street as a cul-de-sac; a loop street combining Harvest Valley Drive, Amber Ridge and Shade Court; and a cul-de-sac replacing the current Harvest Valley Drive intersection with K-42.**

- D. The applicant shall guarantee the installation of interior, residential streets to the gravel suburban residential street standard. **County Engineering has required the standard 36-foot wide gravel surface.**

- E. **County Engineering** needs to comment on the status of the applicant's drainage concept. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

**County Engineering has commented that the drainage concept is acceptable.**

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the County Commission is required.
- N. **Appropriate departments** need to comment on the proposed street name(s).  
**The representative from Fire Department requested that Shade Street be renamed.**
- O. The zoning ordinance requires a setback of 125 feet from the centerline of the right-of-way of K-42.

- P. The zoning ordinance requires a 30-foot setback for the interior streets. The applicant is advised that the current platting of a 35-foot setback would apply if platted as shown.
- Q. Lot 2 of Block 4 does not conform with the 200-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.

***This item will not be applicable subject to the consolidation of Lots 1 and 2 per County Health Department's requirements.***

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

January 8, 1998

STAFF REPORT

(Final Plat, Revised Preliminary Plat-Approved 11/06/97,  
Deferred 10/23/97, Deferred 8/21/97  
Deferred 7/10/97, Deferred 6/19/97)

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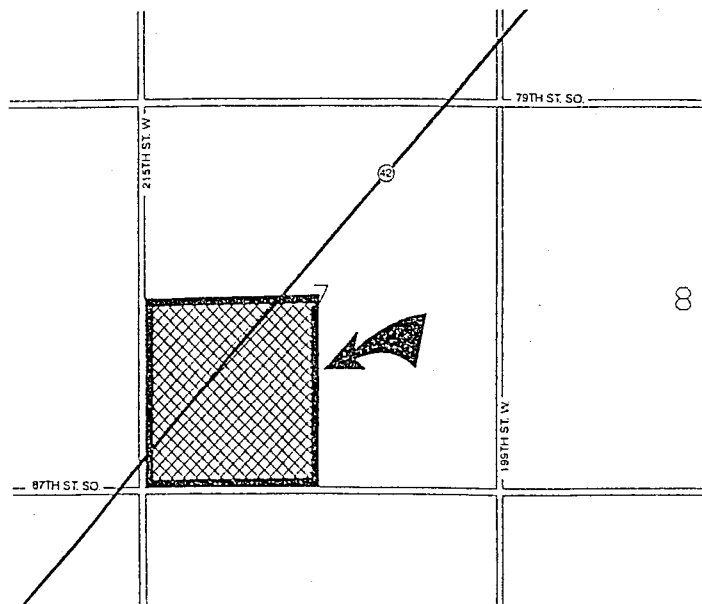
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**MINIMUM LOT AREA:** Two acres

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**PROPOSED ZONING:** "RR", Rural Residential

**VICINITY MAP:**



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County Engineering has indicated no need for improvements at this time.

- C. The appropriate departments and affected agencies should comment on the suitability of the interior street layout, the number of intersections with K-42, and proposed access control. The word "complete" should be removed from any reference to access control which allows access. It cannot be complete access control if access is allowed. Also, should accel/decel and/or left-turn lanes be provided along K-42 at approved points of access?

County Engineering has indicated the proposed intersections with K-42 are unacceptable. A revised street layout is needed which includes Festival Street as a cul-de-sac; a loop street combining Harvest Valley Drive, Amber Ridge and Shade Court; and a cul-de-sac replacing the current Harvest Valley Drive intersection with K-42.

The final plat includes a revised street layout as requested by County Engineering.

For Lot 9, Block 1, 100 feet of complete access control shall be dedicated along the southern frontage of the lot along 215th Street West. For Lot 3, Block 2, complete access control shall be dedicated for the north 100 feet and the south 100 feet of frontage along 215th Street West.

The final plat includes the requested access controls. However, Lot 3, Block 2, located on the southwest corner of the plat, now denotes access to 87th Street South, rather than 215th Street West as indicated on the preliminary plan.

D. The applicant shall guarantee the installation of interior, residential streets to the gravel suburban residential street standard. County Engineering has required the standard 36-foot wide gravel surface for Festival Street and Harvest Valley Drive.

E. County Engineering needs to comment on the status of the applicant's drainage concept. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.

County Engineering has commented that the drainage concept is acceptable. The drainage easements shall be shown on the final plat as a floodway reserve, and be a minimum width of 50 feet. The drainage easement on Lot 17, Block 2 shall be realigned to line up with the culvert under 87th Street South.

The final plat includes the requested revisions by County Engineering. On the final plat tracing, the centerline of the floodway reserves should be denoted by a dashed line. The platting text should note the creation of the Floodway reserves. County Engineering needs to comment on the status of the applicant's drainage plan.

F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

G. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

- 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. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the County Commission is required.
- P. Appropriate departments need to comment on the proposed street name(s).  
  
*The representative from Fire Department requested that Shade Street be renamed.*
- Q. The zoning ordinance requires a setback of 125 feet from the centerline of the right-of-way of K-42.  
  
The final plat includes the above setback.
- R. The zoning ordinance requires a 30-foot setback for the interior streets. The applicant is advised that the current platting of a 35-foot setback would apply if platted as shown.
- S. Lot 2 of Block 4 does not conform with the 200-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.

**This item will not be applicable subject to the consolidation of Lots 1 and 2 per County Health Department's requirements.**

- T. On the final plat tracing, the Chair of the MAPC should read Richard Lopez. The Deputy should read Michael D. Hurtt. The Chair Pro Tem should read Paul W. Hancock. Melody C. Miller should be spelled correctly.