

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 22.

May 7, 1998

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 98-46 - RAAF ADDITION

OWNER/APPLICANT: Brent and Paula Raaf, 3515 S. Bonn, Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 10 acres

NUMBER OF LOTS

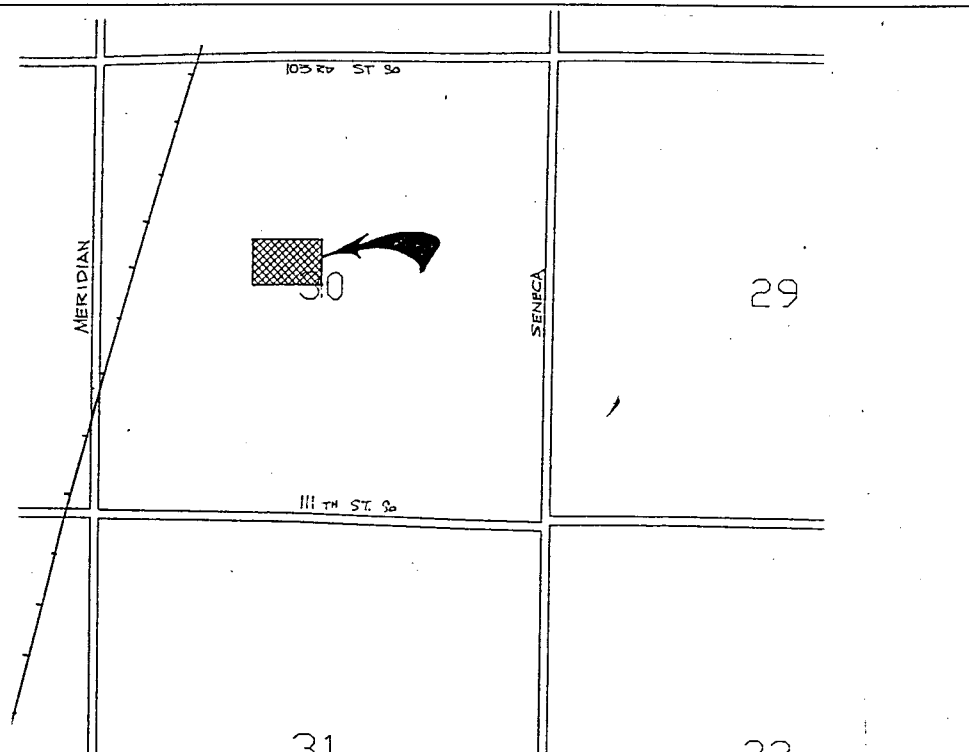
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The site currently adjoins an existing turnaround at the northwest corner of the plat. The plat proposes to extend the existing street southward along the west line of the 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. Lot 1 (4.7 acres) contains less than the minimum five (5) acres required for the use of a sewage lagoon.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The site currently adjoins an existing turnaround at the northwest corner of the plat. The plat proposes to extend the existing street southward along the west line of the plat. A turnaround shall be created at the terminus of this street. A contingent right-of-way dedication is also recommended to extend southward in order to provide for potential street connections. The applicant shall guarantee the installation of the proposed street to the suburban street standard.
- E. The platting binder indicates two pipeline easements. Verification must be provided by the pipeline companies that both pipeline easements are located off-site or have been released.
- F. For both lots, the lot depth-to-width ratio is 2.9 to 1, exceeding the 2.5 to 1 maximum imposed by the Subdivision regulations. Approval of this plat will necessitate a waiver of this provision.
- G. The applicant is advised that the platted 125-ft building setback exceeds the

- required 30-ft setback for rural standard roads.
- H. The dimension for the west line of the plat does not correlate with the legal description and should be corrected on the final plat tracing.
 - I. The Register of Deeds signature block should read, "Bill Meek".
 - J. 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.)
 - 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. 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.
 - M. 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.
 - N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
 - O. Perimeter closure computations shall be submitted with the final plat tracing.
 - P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- Q. 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.

- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5.

May 21, 1998

STAFF REPORT
(One-Step Final Plat-Deferred 5/7/98)

CASE NUMBER: S/D 98-46 - RAAF ADDITION

OWNER/APPLICANT: Brent and Paula Raaf, 3515 S. Bonn, Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 10 acres

NUMBER OF LOTS

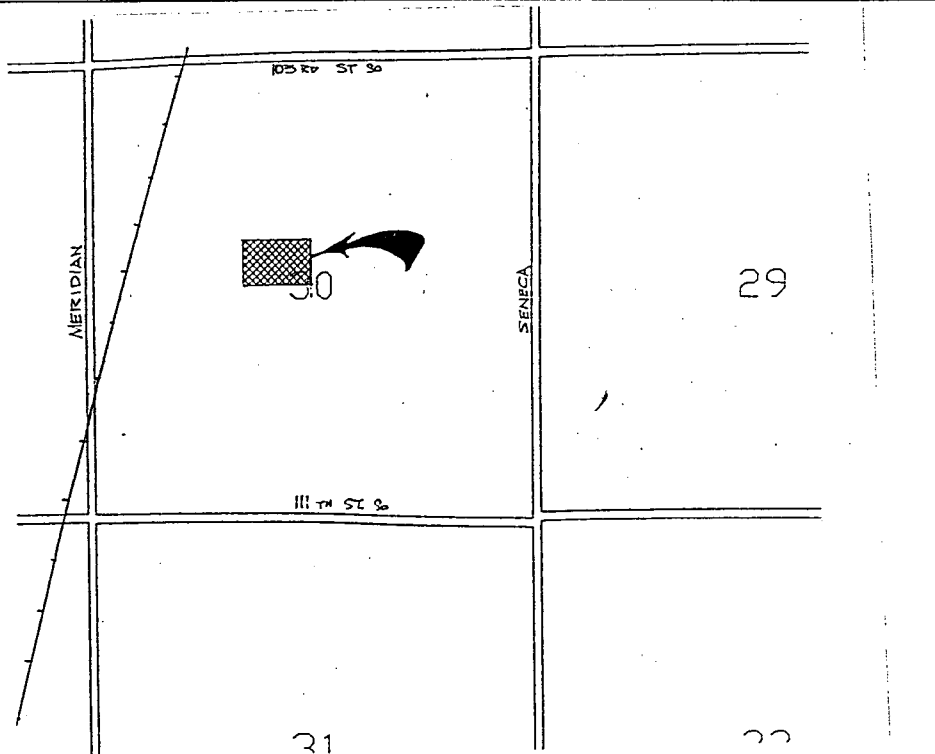
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The site currently adjoins an existing turnaround at the northwest corner of the plat. The plat proposes to extend the existing street southward along the west line of the 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. Lot 1 (4.7 acres) contains less than the minimum five (5) acres required for the use of a sewage lagoon.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The site currently adjoins an existing turnaround at the northwest corner of the plat. The plat proposes to extend the existing street southward along the west line of the plat. A turnaround shall be created at the terminus of this street. A contingent right-of-way dedication is also recommended to extend southward in order to provide for potential street connections. The applicant shall guarantee the installation of the proposed street to the suburban street standard.
- E. The platting binder indicates two pipeline easements. Verification must be provided by the pipeline companies that both pipeline easements are located off-site or have been released.
- F. For both lots, the lot depth-to-width ratio is 2.9 to 1, exceeding the 2.5 to 1 maximum imposed by the Subdivision regulations. Approval of this plat will necessitate a waiver of this provision.
- G. The applicant is advised that the platted 125-ft building setback exceeds the

required 30-ft setback for rural standard roads.

- H. The dimension for the west line of the plat does not correlate with the legal description and should be corrected on the final plat tracing.
- I. The Register of Deeds signature block should read, "Bill Meek".
- J. 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.)
- 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. 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.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6.

June 4, 1998

**STAFF REPORT
(One-Step Final Plat-Deferred 5/21/98)**

CASE NUMBER: S/D 98-46 - RAAF ADDITION

OWNER/APPLICANT: Brent and Paula Raaf, 3515 S. Bonn, Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 10 acres

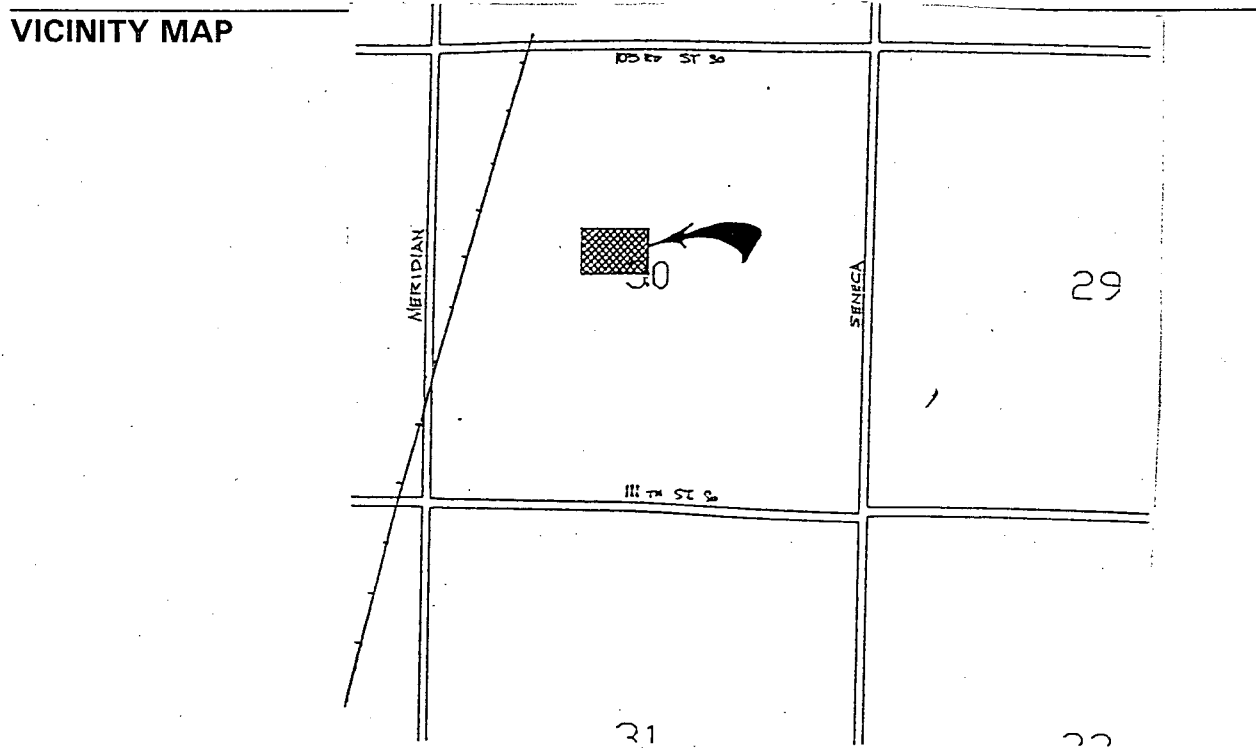
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The site currently adjoins an existing turnaround at the northwest corner of the plat. The plat proposes to extend the existing street southward along the west line of the 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. Lot 1 (4.7 acres) contains less than the minimum five (5) acres required for the use of a sewage lagoon. **Standard soil testing is required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **County Engineering has not received a drainage plan.**
- D. The site currently adjoins an existing turnaround at the northwest corner of the plat. The plat proposes to extend the existing street southward along the west line of the plat. A turnaround shall be created at the terminus of this street. The applicant shall guarantee the installation of the proposed street to the suburban street standard.
If the access from 103rd Street South is a public street, then County Engineering requests the street be continued to the south line of the northern lot, and the cul-de-sac will need to be reconstructed at that point; which necessitates obtaining right-of-way from the property to the west.
- E. The platting binder indicates two pipeline easements. Verification must be provided by the pipeline companies that both pipeline easements are located off-site or have been released.
- F. For both lots, the lot depth-to-width ratio is 2.9 to 1, exceeding the 2.5 to 1

maximum imposed by the Subdivision regulations. Approval of this plat will necessitate a waiver of this provision.

- G. The applicant is advised that the platted 125-ft building setback exceeds the required 30-ft setback for rural standard roads.
- H. The dimension for the west line of the plat does not correlate with the legal description and should be corrected on the final plat tracing.
- I. The Register of Deeds signature block should read, "Bill Meek".
- J. 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.)
- 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. 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.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. **An easement to the north line of the southern lot will be needed if the new platted street is private.**
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

August 6, 1998

STAFF REPORT

**(Revised One-Step Final Plat,
Deferred 05/07/98, 05/21/98 and 6/4/98)**

CASE NUMBER: S/D 98-46 - RAAF ADDITION

OWNER/APPLICANT: Brent and Paula Raaf, 3515 S. Bonn,
Wichita, KS 67217

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman,
309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 10 acres

NUMBER OF LOTS

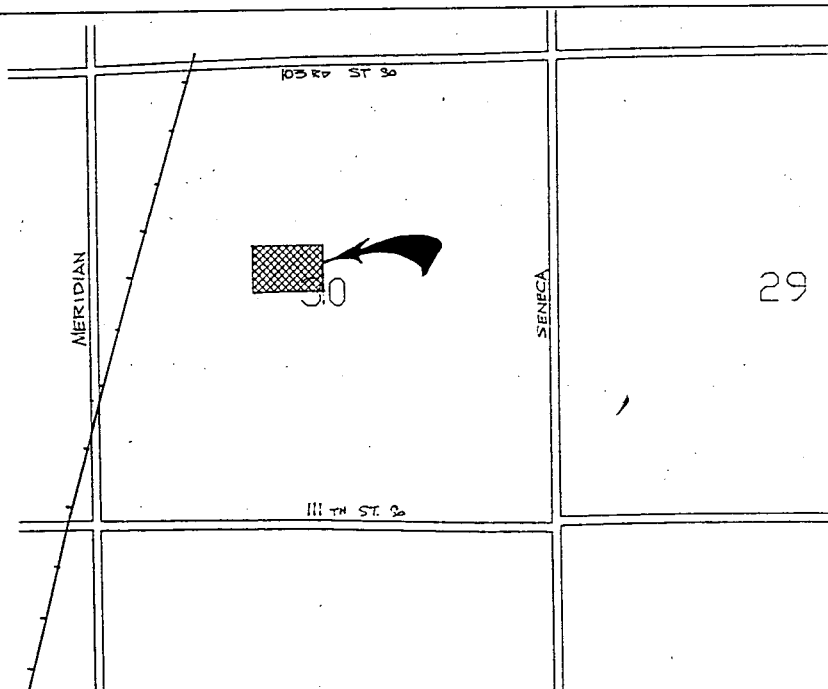
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 4.9 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. This revised lot layout denotes both proposed lots adjoining the existing turnaround at the northwest corner of the site.

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. Both proposed lots (4.9 + acres) contain less than the minimum five (5) acres required for the use of a sewage lagoon, and will necessitate a waiver granted by the Subdivision Committee. Standard soil testing is required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Fire and County Engineering need to comment on access requirements since it appears access is obtained through a road easement close to a half mile in length.
- E. The platting binder indicates two pipeline easements which are not denoted on the plat. Verification must be provided by the pipeline companies that both pipeline easements are located off-site or have been released.
- F. Lot 1 does not conform with the 200-foot lot width requirement of the RR district. An increase in the distance of the building setback from the road would enable the lot to meet the standard.
- G. The dimension for the west line of the plat does not correlate with the legal description and should be corrected on the final tracing.
- 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 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. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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- Q. The names in the signature blocks for of the Register of Deeds and the Deputy should be corrected to read, "Bill Meek" and "Linda Kizzire".

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6.

August 20, 1998

STAFF REPORT

**(Revised One-Step Final Plat,
Deferred 05/07/98, 05/21/98, 6/4/98 & 8/6/98)**

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LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 10 acres

NUMBER OF LOTS

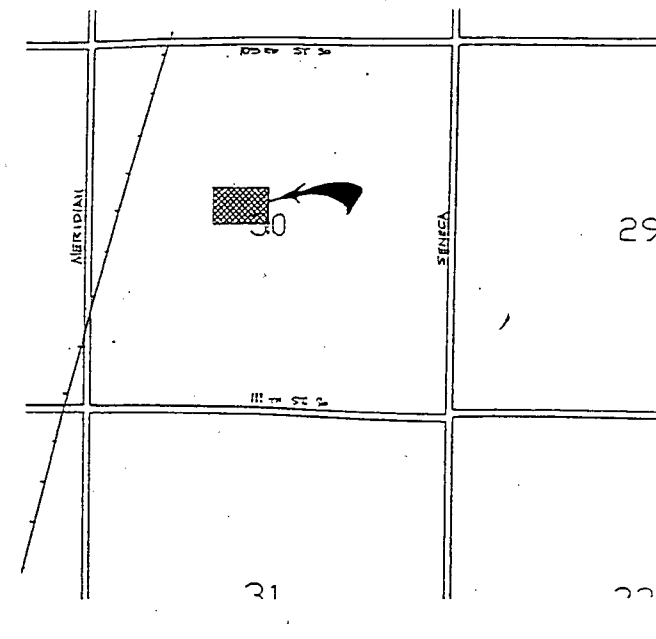
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 4.9 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. This revised lot layout denotes both proposed lots adjoining the existing turnaround at the northwest corner of the site.

STAFF COMMENTS:

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- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Fire and County Engineering need to comment on access requirements since it appears access is obtained through a road easement close to a half mile in length.
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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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- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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