

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

April 14, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-50 PRAY-WOODMAN ADDITION

OWNER/APPLICANT: Unified School District #266, Agent: Mr. Joe Hickey, Superintendent of Schools, 201 S. Park Avenue, Maize, KS 67101

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

CITY OF MAIZE: Nancy Scott, City Administrator, City Of Maize, City Hall, 123 Khedive, Maize, KS 67101

LOCATION: North of 45th Street North and east of 119th Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

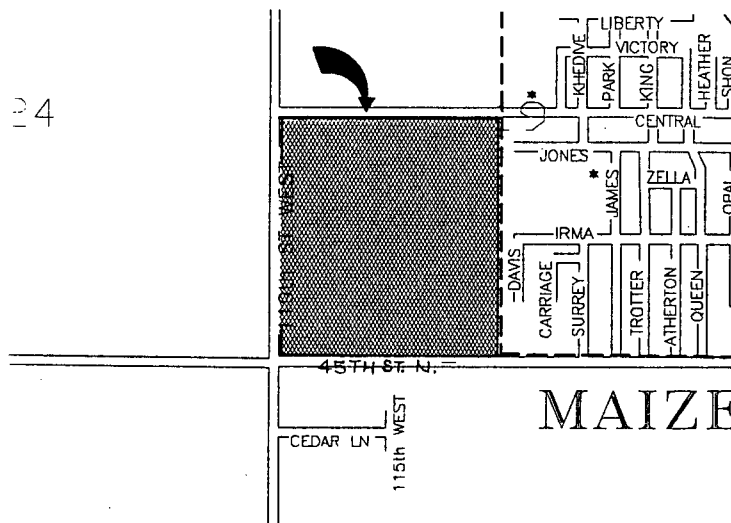
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 160 acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0656)

VICINITY MAP:



NOTE: A zone change (SCZ-0656) to "R-1" Suburban Residential zoning is presently under consideration for this site. The purpose of the zone change is to allow for the development of a major school complex at this site. Both an elementary and high school are being considered for the site. Initially, 2400 students and faculty are anticipated to be located at these facilities with an eventual population of 3100 being obtained. Consequently, services for this Addition need to be based on these anticipated uses. Annexation of some or all this property into the City of Maize has been considered but at this time appears to be questionable.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site. Since such an extension would require use of the Maize sanitary sewer system, a letter shall be submitted from Maize indicating that satisfactory arrangements have been made for the provision of such sanitary sewer service.

However, if the applicant desires the use of on-site facilities, as necessary County and State Health Department approval will be required. Further, the applicant is advised that the County Commission will need to waive the requirement for use of a municipal type sewer system.

- B. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval. The applicant is advised that water quality problems may exist at this site and as noted by the Subdivision Regulations (8-103(D)), "the Health Officer may require that tests be conducted in order to determine if groundwater quality is appropriate for use of on-site water supply." Again, the applicant is advised that the County Commission must waive the use of a municipal type water supply system.

The representative from the County Fire Department should also be prepared to indicate any requirements that need to be considered for the development being planned and the supply of water for adequate fire protection.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be prepared to discuss in addition to any needed improvements and/or guarantees, the need for any off-site easements and/or on-site retention. City of Maize officials have indicated the need for stormwater retention so there is no increase in runoff from this proposed development; the applicant and county engineer should be prepared to comment on this requirement.

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- D. County Engineering also needs to indicate, for the surrounding public streets both adjacent to this site but also off-site, any additional right-of-way needs and any needed street, intersection, major entrance, etc., improvements that should be required. At this time, surrounding streets appear to be generally unpaved, gravel-type facilities. Off-site right-of-way for Central and 45th Street from this site out to Maize Road, for instance, appears to be inadequate. Paving of Central, 45th, and eventually, 119th Streets, and related street improvements constructed to urban standards (with curbs and gutters and with sidewalks) needs to be provided for this site. The applicant should be prepared to respond to these concerns.
- E. Prior to submitting the final plat, the applicant shall also meet with County Engineering to determine the access controls to be established for this site. That is, except for the major entrances into this site, complete access control should be provided at all other locations. City of Maize officials have indicated concern with traffic filtering to and from this site through minor residential streets; the applicant should be prepared to discuss any access controls appropriate for the east boundary of the property.

For Davis Ave. at this plat's east line, only half-street right-of-way was provided by the Cantrell's Addition. Platted lots in this Addition front this street and apparently, it was anticipated that a future plat would dedicate this street's western half. However, the City of Maize has recently approved the vacation of the eastern half of this street thus eliminating the need for additional right-of-way.

- F. If the easement established for the Arkla Energy Resources Pipeline in 119th Street and Central encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- H. On the final plat the purpose or uses intended for the Reserves shall be indicated in the plat's text. It shall also be noted that the Reserves will be owned and maintained by the owner's of this plat (Addition).
- I. The applicant's agent is advised that print on the final plat tracing shall not be any smaller than 8-point in size. The lettering for the Arkla easement, for instance, appears to be at or

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even below this requirement.

- J. This plat shall be subject to any requirements of the zone change.
- K. Requirements for a final plat (Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.
- M. 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.
- N. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, a Southwestern Bell Telephone easement crosses this site's middle, from east to west and the representative from Southwestern Bell needs to indicate the status of this easement.
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Q. City of Maize officials expressed the need for a landscape reserve along the east boundary of this site to buffer residential uses to the east. The applicant should be prepared to address their willingness to plat and maintain such a landscape reserve (apparently shown as Reserve A on this plat).



The City of Maize

123 Khedive
P.O. Box 245
Maize, Kansas 67101
(316) 722-7561

RECEIVED

AUG 17 1993

METROPOLITAN PLANNING
ROUTE *Don/Don file*

August 16, 1993

Mr. Marvin Krout
Director
Metropolitan Area Planning Department
Wichita, Kansas 67202

Dear Mr. Krout:

This letter is in regards to the Unified School District #266 request for County zoning change case No. SCZ 0656. We request that the Platting Subcommittee follow the recommendations of the City of Maize Planning Commission and Metropolitan Area Planning Commission (MAPC) and defer this zoning case until discussions are complete on unresolved issues as stated in the Subdivision Committee staff report for Agenda Item #9 dated August 19, 1993.

Due to prior commitments C. Bickley Foster, Foster & Associates, City of Maize Planning Consultant, and I are unable to attend the Subdivision Committee Meeting on Thursday, August 19, 1993, however Karen Bailey, City Clerk, will be in attendance. If you have any questions, please contact me at 722-7561.

Sincerely,

Nancy A. Scott

Nancy A. Scott *AD*
City Administrator

NAS/ksb

cc: MAPC Subdivision Committee Members
Marvin Krout, Planning Director, MAPD

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

August 19, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-50 PRAY-WOODMAN ADDITION

OWNER/APPLICANT: Unified School District #266, Agent: Mr. Joe Hickey,
Superintendent of Schools, 201 S. Park Avenue, Maize, KS
67101

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

CITY OF MAIZE: Nancy Scott, City Administrator, City Of Maize, City Hall, 123
Khedive, Maize, KS 67101

LOCATION: North of 45th Street North and east of 119th Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

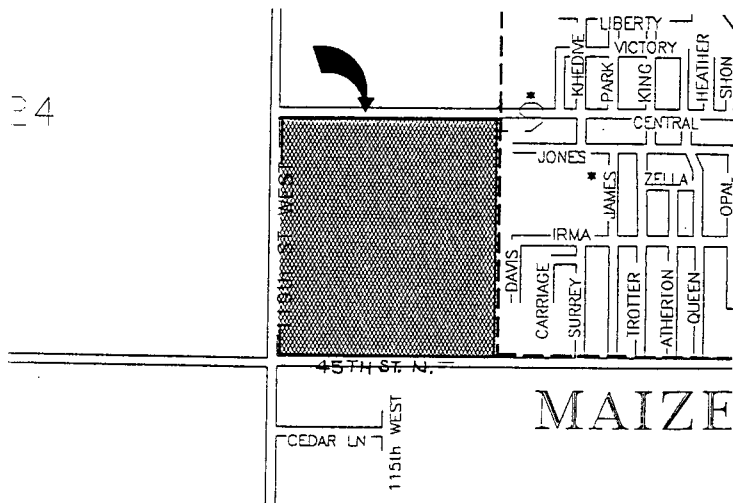
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 160 acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0656)

VICINITY MAP:



NOTE: A zone change (SCZ-0656) to "R-1" Suburban Residential zoning is presently under consideration for this site. The MAPC, in deference to the Maize Planning Commission, has deferred their hearing on the request until September 9. The purpose of the zone change, however, is to allow for the development of a major school complex at this site. Both an elementary and high school are being considered for the site. Initially, 2400 students and faculty are anticipated to be located at these facilities with an eventual population of 3100 being obtained. Consequently, services for this Addition need to be based on these anticipated uses. The City of Maize and the applicant are currently negotiating the possible annexation of some or all this property into the City of Maize, which would result in withdrawal of the plat and zone change request.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site. Since such an extension will require use of the Maize sanitary sewer system, a letter shall be submitted from Maize indicating that satisfactory arrangements have been made for the provision of such sanitary sewer service.
- B. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval. The applicant is advised that water quality problems may exist at this site and as noted by the Subdivision Regulations (8-103(D)), "the Health Officer may require that tests be conducted in order to determine if groundwater quality is appropriate for use of on-site water supply."

The representative from the County Fire Department should also be prepared to indicate any requirements that need to be considered for the development being planned and the supply of water for adequate fire protection.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering should be prepared to discuss in addition to any needed improvements and/or guarantees, the need for any off-site easements and/or on-site retention. City of Maize officials have indicated the need for stormwater retention so there is no increase in runoff from this proposed development; the applicant and county engineer should be prepared to comment on this requirement.
- D. County Engineering also needs to indicate, for the surrounding public streets, any required street, intersection, major entrance, etc., improvements that should be required. At this time, all surrounding streets appear to be unpaved, gravel-type

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August 19, 1993

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facilities. City of Maize officials have indicated the need for paving of Central and, eventually, 119th Street, and for street improvements to be constructed to urban standards with curbs and gutters and with sidewalks. The applicant should be prepared to respond to these concerns.

- E. Prior to submitting the final plat, the applicant shall also meet with County Engineering to determine the access controls to be established for this site. That is, except for the major entrances into this site, complete access control should be provided at all other locations. City of Maize officials have indicated concern with traffic filtering to and from this site through minor residential streets; the applicant should be prepared to discuss any access controls appropriate for the east boundary of the property.

For Davis Ave. at this plat's east line, only half-street right-of-way was provided by the Cantrell's Addition. Platted lots in this Addition front this street and apparently, it was anticipated that a future plat would dedicate this street's western half. Consequently, this plat shall dedicate 30-feet of half-street right-of-way for Davis Avenue, from the north line of Irma to the south line of Bryan. However, since access to the school site does not appear to be intended through these local streets, complete access control shall also be shown from this plat to Davis Avenue. A 30-foot building setback shall also be indicated to this Street.

- F. If the easement established for the Arkla Energy Resources Pipeline in 119th Street and Central encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- H. The applicant's agent is advised that print on the final plat tracing shall not be any smaller than 8-point in size. The lettering for the Arkla easement, for instance, appears to be at or even below this requirement.
- I. This plat shall be subject to any requirements of the zone change.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

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August 19, 1993

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- 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, a Southwestern Bell Telephone easement crosses this site's middle, from east to west and the representative from Southwestern Bell needs to indicate the status of this easement.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. City of Maize officials expressed the need for a landscape reserve along the east boundary of this site to buffer residential uses to the east. The applicant should be prepared to address their willingness to plat a landscape reserve.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3
September 1, 1994

STAFF REPORT
(Final Plat; Preliminary Plat approved 4-14-94)

CASE NUMBER: S/D 93-50 PRAY-WOODMAN ADDITION

OWNER/APPLICANT: Unified School District #266, Agent: Mr. Joe Hickey,
Superintendent of Schools, 201 S. Park Avenue, Maize, KS 67101

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

CITY OF MAIZE: Nancy Scott, City Administrator, City Of Maize, City Hall, 123 Khedive,
Maize, KS 67101

TOWNSHIP: Richard McClure, Trustee, 5500 N. Maize Rd., Maize 67107

LOCATION: North of 45th Street North and east of 119th Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

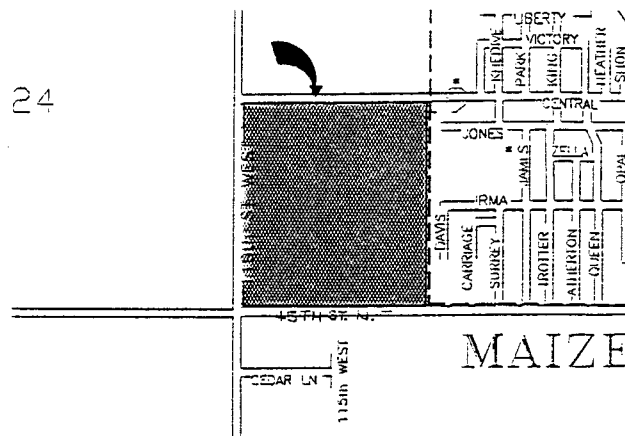
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 160 acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0656)

VICINITY MAP:



NOTE: A zone change (SCZ-0656) from "R" Rural Residential to "R-1" Suburban Residential has been approved by the County Commission. The purpose of the zone change is to allow for the development of a major school complex at this site. Both an elementary and high school are proposed for the site. Initially, 2400 students and faculty are anticipated to be located at these facilities with an eventual population of 3100 being obtained. Consequently, services for this Addition need to be based on these anticipated uses. Annexation of some or all this property into the City of Maize has been considered but at this time does not appear to be forthcoming.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site. Since such an extension would require use of the Maize sanitary sewer system, a letter shall be submitted from Maize indicating that satisfactory arrangements have been made for the provision of such sanitary sewer service.

However, if the applicant desires the use of on-site facilities, as necessary County and State Health Department approval will be required. Further, the applicant is advised that the County Commission will need to waive the requirement for use of a municipal type sewer system.

On 8-23-94, KDHE held a formal on-site sewerage treatment hearing. No one was there in opposition; KDHE will be issuing a sewer system permit in the very near future.

- B. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval. The applicant is advised that water quality problems may exist at this site and as noted by the Subdivision Regulations (8-103(D)), "the Health Officer may require that tests be conducted in order to determine if groundwater quality is appropriate for use of on-site water supply." Again, the applicant is advised that the County Commission must waive the use of a municipal type water supply system.
- C. The final plat shows 4 reserves for detention ponds. County Engineering should be prepared to discuss the applicant's drainage plan and any needed drainage improvements and/or guarantees, as well as the possible need for any off-site easements. The applicant shall guarantee any drainage improvements required by the platting of this property.

45th Street

- D. Paving of 45th Street from Maize Road to 119th Street to County standards with open ditches is included in the Sedgwick County CIP Projects. Unified School District #266 shall guarantee paving of the north 1/2 of 45th Street North from their eastern property line to 119th Street West. Unified School District #266 shall also guarantee sidewalks from their eastern property line to the main entrance of the high school. Unified School District #266 shall also guarantee acceleration and deceleration lanes as required by the County Engineer. If required, USD #266 shall provide additional right-of-way on 45th Street North.

119th Street West

Unified School District #266 shall provide a petition or other guarantee satisfactory to the County Engineer for the improvement of one lane of 119th Street West or the equivalent. This guarantee will only be activated when development warrants installation of the improvement.

Central

Unified School District #266 shall guarantee improvements to Central Avenue for the south half of Central from the eastern boundary property line to the second entrance of the elementary school; also it is recommended that the north half of Central from the eastern boundary property line to the second entrance of the elementary school should be provided by the County-at-large. Unified School District #266 shall guarantee one lane for the rest of Central from the second entrance of the elementary school to the school's western property line, 119th Street West, which will be activated when development warrants installation of the improvement. USD #266 shall guarantee installation of sidewalks at the time of development from their eastern property line to the main entrance to the elementary school, and shall provide a sidewalk certificate for the remainder of Central, to be activated at the time of development. If required, USD #266 will provide additional right-of-way on Central.

- E. County Engineering shall be prepared to discuss the acceptability of the proposed access controls, which would permit 4 openings to each of the 3 perimeter streets.
- F. Any relocation, lowering or encasement of the Arkla Energy Resources Pipeline, made necessary by this development, will not be at the expense of the County. The entire pipeline easement appears to be within street right-of-way being dedicated. The recorded easement does not require any additional building setback.

- G. 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.
- H. If any improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.
- I. A platting binder shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the governing body.