

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

January 18, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-1 WINDRIDGE ESTATES

OWNER/APPLICANT: Rufus J. and Doris C. Komp, 4308 S. Ridge Road, Wichita, KS 67215

AGENT: Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: North of 47th Street South and east of Ridge Road

SITE SIZE: 26.77 Acres

NUMBER OF LOTS

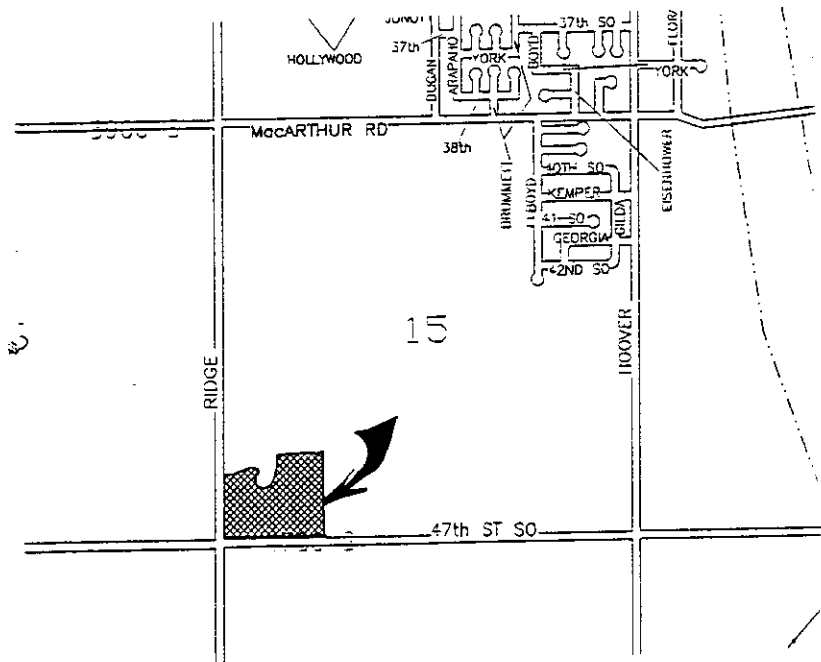
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.35 Acres

CURRENT ZONING: "LC" and "R-1"

PROPOSED ZONING: Same

VICINITY MAP:



NOTE: This site is platting two lots that will result in split zoning ("LC" and "R-1"). While a zone change would be suggested in order to reflect the intended development of all the platted lots for residential purposes, a requirement for such a zone change would not necessarily be justified in this case. However, the "LC" zoning on Lots 1 and 2 under the Subdivision Regulations classify such lots as urban in nature and should consequently be served by municipal type services. Typical urban type development is already occurring in the N.E. 1/4 of this same section, and the area immediately north of MacArthur (3900 S.) has been developed to urban type residential uses for a number of years. At this time, however, this site is expected to request the use of on-site facilities. This site is/was also involved in a conditional use (CU-347) for the removal of top soils.

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. The Health Department also needs to indicate whether this site needs to be approved for septic facilities or if lagoons could be allowed based on the narrowness of the lots and significant area also being encumbered by a floodway. Further, Health also needs to indicate if any covenants or restrictions need to be placed on Lots 1 and 2 in regard to possible commercial development of these lots and the use of on-site facilities.
- B. City Engineering needs to indicate if petitions for the future extension of Wichita water and sanitary sewer should be obtained for 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. On the final plat, a 35-foot building setback shall be platted to Ridge Road along Lot 1's west property line.
- F. On the final plat, access controls shall be dedicated to both 47th Street South and Ridge Road. No more than one (1) opening per lot shall be provided from each lot to these streets. Lot 1 shall also indicate complete access control for at least 100-feet from this lot's southwest corner along both streets.
- 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- I. If this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

- J. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting text.
- K. Numerous easements, including for pipelines, drainage, etc. are listed in this site's platting binder. With the final plat, the applicant shall submit copies of the instruments that have created these easements and shall document where these easements are located and/or if they have been released. If any of these easements encroach the site and are not or cannot be replatted, such easements shall be appropriately depicted. If any of the easements involve pipelines, this plat will be subject to the standard requirements concerning such pipelines.
- L. The applicant is advised that it is not typically recommended that a portion of a lot, such as the northern segment of Lot 4, be platted in such a manner when access to such a piece is not reasonably available. In this case, this segment of Lot 4 is isolated from the buildable area of the lot by a pond.
- M. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- P. 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.
- Q. 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate any requirements for minimum building pad elevations and the acceptability of the indicated Floodway.