

March 21, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/18/96)

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

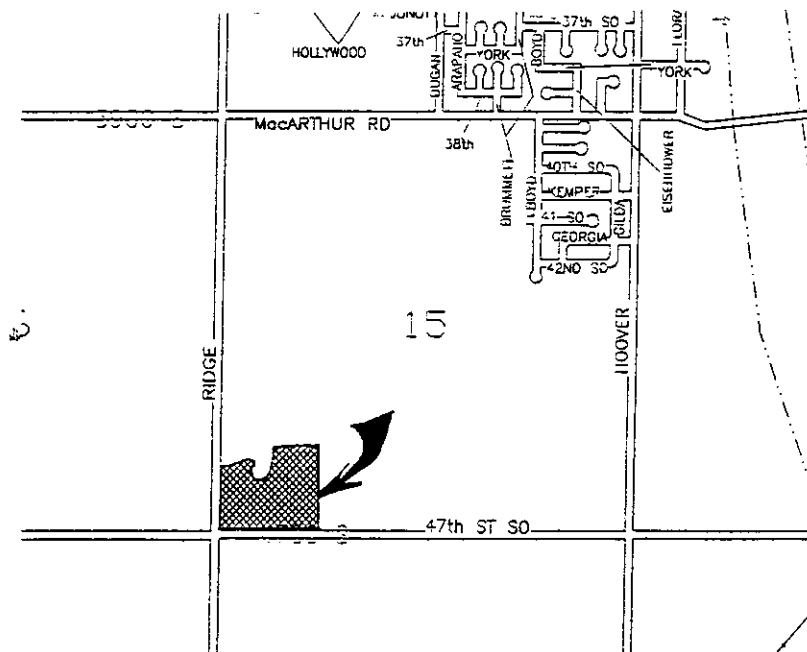
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

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. Also, a covenant shall be provided which specifies that only residential type wastes (uses) will be generated from Lots 1 and 2. This covenant shall be submitted to Health for review and then to Planning for recording.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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."
- E. Numerous easements, including for pipelines, drainage, etc. are listed in this site's platting binder. With the final plat tracing, 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.
- F. 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.
- G. The applicant has indicated that they are in the process of having a blanket pipeline easement confined. If this easement, when confined, impacts this site, the easement shall be shown on the plat and shall be properly referenced (name of company, recording information, etc.). A recorded copy of the release/confinement of the easement shall also be submitted to Planning before the plat can be released for County Commission action. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will

not be at the expense of the City.

- I. As noted by the plat binder, a mortgage is or was being held on this site by Suburban West State Bank. The plat, however, is not showing this party as a signatory. The final plat tracing shall either include this party or the applicant shall provide proof that this mortgage has been released.
- J. Prior to this plat being released for County Commission approval, the applicant shall provide proof that all applicable property taxes have been paid for this site. The plat binder presently indicates that 1995 taxes have not been paid.
- K. The following revisions shall be provided on the final plat tracing:
 1. The MAPC signature block shall indicate Susan Osborne-Howes as Chairman.
 2. The reference to KSA-512(b) shall be placed with the surveyor's text instead of within the plat's text.
 3. Lot lines should be shown as the most distinct or bolder of the lines on the plat. The center lines for Ridge and 47th Street South shall therefore be made less distinct and/or shown as dashed lines. Also, the terminus of these streets (rights-of-way) at the north and east lines of the site should also be shown as fainter, dashed lines. Solid lines are used to imply a private street (Reserve).
- 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. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan.