

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

March 4, 1993

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 1/7/93)

CASE NUMBER: S/D 92-70 - WINDMILL ESTATES ADDITION

OWNER/APPLICANT: Highplains Investment, Diane MacNair,  
President, 9103 West 18th Street, Wichita, KS  
67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS  
67211

LOCATION: Southwest corner of 29th Street North and  
151st Street West

SITE SIZE: 111.97 Acres

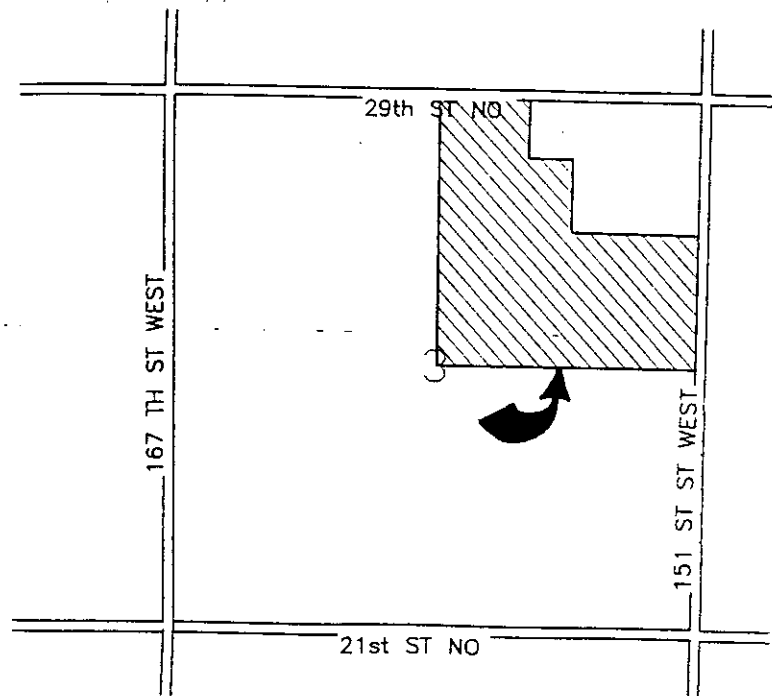
NUMBER OF LOTS

Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



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.
- B. The applicant shall guarantee the installation of the interior street to the suburban street standard.
- C. The County Fire Department representative should be prepared to indicate if the street names shown for this plat are acceptable. Reece does correspond to an existing street name located in approximately the same north-south position as shown on this plat. Breezy Lane is apparently a new street name; however, an addition in western Wichita, named Breezy Pointe is using the street name Breezy Pointe.
- D. The applicant shall provide proof, by letter from the County or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County. The final plat tracing shall also indicate the recording information for the KGS Pipeline Easement.

The applicant is also advised that although a 35-foot building setback is indicated along the east lines of Lot 9, Block 1 and Lot 11, Block 2, unless the pipeline easement is released, no structure will be allowed closer to 151st Street West than allowed by the pipeline easement.

As indicated by the platting binder, the present KGS easement on this site is a blanket easement, which is apparently in the process of being confined to the area shown on this plat. Consequently, this plat will not be released for scheduling before the County Commission until proof is provided that the blanket easement has been released and is confined to the indicated easement.

- 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.
- 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

316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevations are acceptable.