

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10.

July 23, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-78 - WOODROME ADDITION

OWNER/APPLICANT: Opal Woodrome, 1912 W. MacArthur, #27,
Wichita, KS 67217

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

LOCATION: West of West Street, North side of 55th St. South

SITE SIZE: 13.5 acres

NUMBER OF LOTS

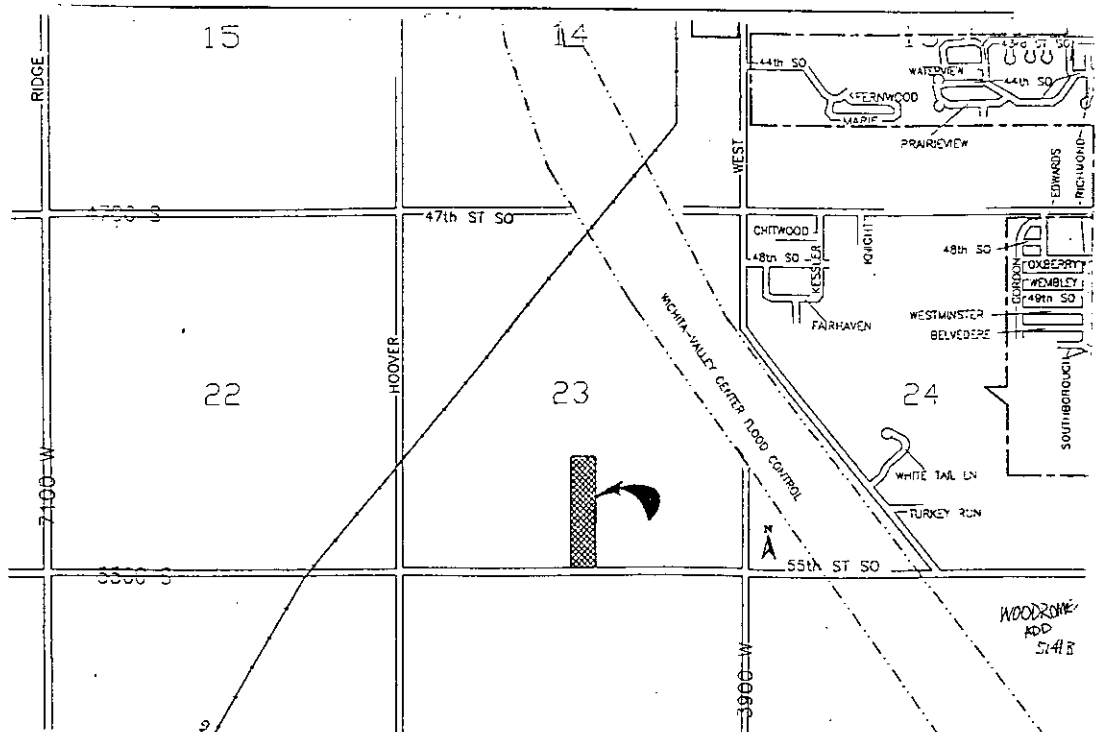
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. The site is located 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.

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. Health Department should indicate if any special conditions are required for Lot 1 which is presently restricted in its buildable area by a floodway reserve.
- 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. If any minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the plattor's text.
- D. The plattor's text shall note the creation of the Floodway Reserve in addition to the standard floodway language.
- E. The applicant shall provide a covenant for the Floodway Reserve which provides for ownership and maintenance of the Reserve. The covenant shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so.
- F. On the final plat, both the face of the plat and the plattor's text shall denote access controls along 55th St. South. A joint access easement, if proposed, will need to be established by separate instrument.
- G. Under SF-20 zoning, a minimum lot width of 100-feet is required, which is measured at the building setback line. Lot 1 shall denote a building setback line located 25 feet from the north line of Lot 2.
- H. County Fire needs to comment on the acceptability of a 770-foot private-type

drive for emergency access to Lot 1.

- I. Due to the depth of Lot 1 exceeding its width by more than 2½ times, a waiver will need to be granted for the approval of this plat.
- J. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. 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.)
- L. 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.
- 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 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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

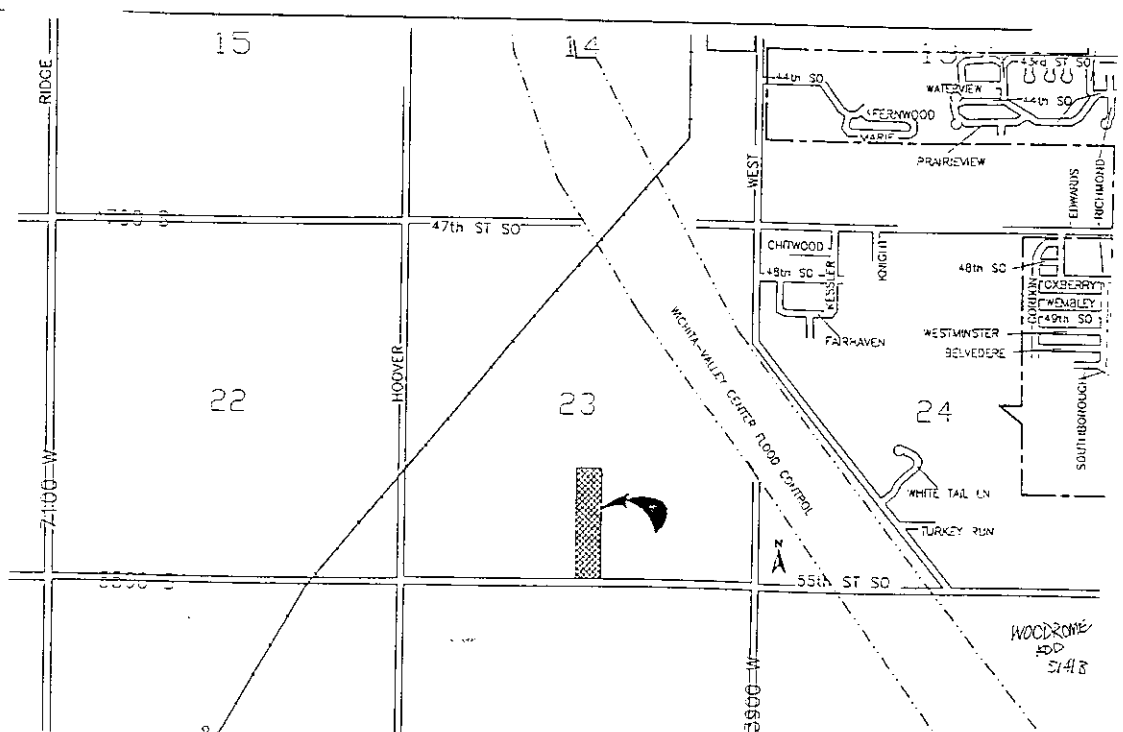
AGENDA ITEM NO. 13.

September 3, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/23/98)

- CASE NUMBER:** S/D 98-78 - WOODROME ADDITION
- OWNER/APPLICANT:** Opal Woodrome, 1912 W. MacArthur, #27,
Wichita, KS 67217
- SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Inc., 239 N. Ohio,
Wichita, KS 67214
- LOCATION:** West of West Street, North side of 55th St. South
- SITE SIZE:** 13.5 acres
- NUMBER OF LOTS**
- | | |
|--------------|----------|
| Residential: | 2 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>2</u> |
- MINIMUM LOT AREA:** 5.0 acres
- CURRENT ZONING:** SF-20, Single-Family Residential
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. The site is located 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.

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. **Health Department** should indicate if any special conditions are required for Lot 1 which is presently restricted in its buildable area by a floodway reserve. **Standard soil testing is required. The Applicant shall meet with Health Department to discuss lagoon placement.**
- 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. If any minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the plat's text. **The drainage plan needs to be submitted.**
- F. On the final plat, both the face of the plat and the plat's text shall denote access controls along 55th St. South. **County Engineering requests 100 feet of complete access control along the east 100 feet of the lot. One access opening per lot is permitted.**

The applicant has platted completed access control along Lot 2 and an access easement across Lot 1. A cross-lot access easement agreement will need to be established by separate instrument stating which properties are benefited by the easement, which properties are responsible for initial construction and maintenance of the driving surface within the easement, and that obstruction of the easement is prohibited.

- G. Under SF-20 zoning, a minimum lot width of 100-feet is required, which is measured at the building setback line. Lot 1 shall denote a building setback line located 25 feet from the north line of Lot 2.

The requested setback line has been denoted on the final plat.

- H. **County Fire** needs to comment on the acceptability of a 770-foot private-type drive for emergency access to Lot 1.
- I. Due to the depth of Lot 1 exceeding its width by more than 2½ times, a waiver will need to be granted for the approval of this plat.
- J. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. 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.)
- L. 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.
- 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 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 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.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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. **Southwestern Bell requests additional easements which have been denoted on the final plat.**
- S. 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.