

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

May 22, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-35 -- SUNNYDALE FARMS ADDITION

OWNER/APPLICANT: Sunnydale Development Company, LLC
Attn.: Keith Harimon, 214 Miles Avenue, Valley Center, KS 67147
Randall L. Jackson
2801 E. 101st St. N., Valley Center, KS 67147

SURVEYOR/ENGINEER: Baughman Company, PA
315 Ellis, Wichita, KS 67212

LOCATION: South side of 101st Street North, west of Hillside

SITE SIZE: 68.0

NUMBER OF LOTS 12
Residential: 12
Office:
Commercial:
Industrial: ==

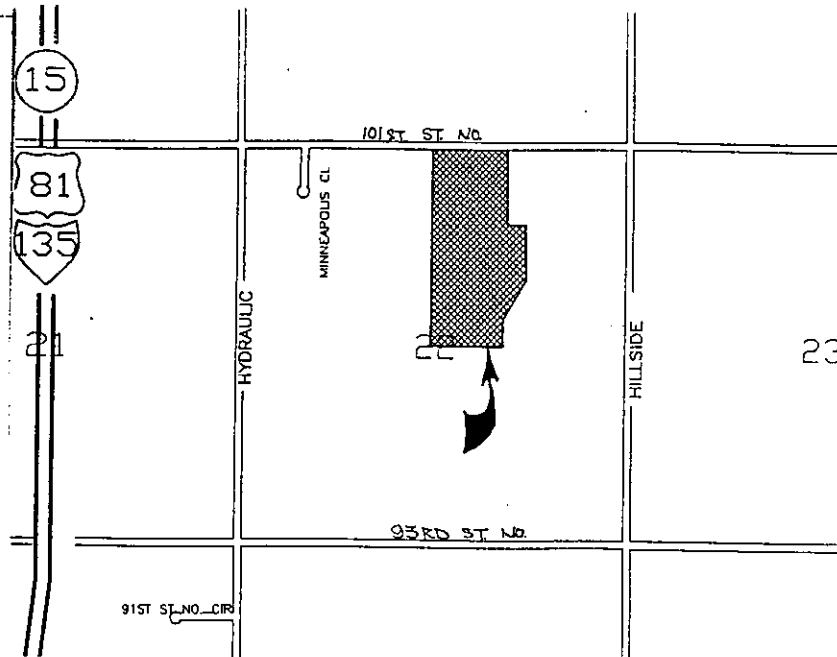
Total: 12

MINIMUM LOT AREA: 5 acres

CURRENT ZONING:

PROPOSED ZONING:

VICINITY MAP:



S/D 97-35 -- Preliminary Final Plat of SUNNYDALE FARMS ADDITION

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NOTE: This preliminary plat covers land in the county recommended by the Sedgwick County Comprehensive Plan for agricultural uses, and is zoned RR, Rural Residential. The City of Wichita is some 6 miles away (Hillside and 45th Street). Park City is some 3.5 miles away.

- A. Municipal sanitary sewer and water services are not available to serve this property, so the applicant should contact the Environmental Health Division of the Health Department to determine what tests are necessary for approval of on-site facilities. A memorandum indicating approval of on-site facilities should be obtained prior to County Commission consideration of this plat.
- B. County Public Services needs to comment on the need, if any, for improvements or dedications to 101st Street. Dedication of access control shall also be indicated in the platter's text.
- C. Appropriate representatives should comment on Sunnydale Farms Court which appears to be 1,946 feet long.

Subdivision Regulations indicate:

The platting of a street with a single point of ingress and egress may have a length which exceeds the design standard of 600 feet, but is not more than 1,200 feet, provided one of the following conditions exists:

1. The configuration of the subdivider's ownership prevents the development of an alternate circulation system.
2. There exists man-made or natural topographical limitations (e.g. golf courses, lakes and floodways) which dictate a long cul-de-sac.
3. The property is being subdivided into lots with a minimum lot area of 5 acres. In this instance, the cul-de-sac street shall not exceed 1200 feet in length.

When feasible, emergency access easements shall be platted to mitigate the concerns about emergency access that are created by cul-de-sac streets which exceed 600 feet in length.

- D. Appropriate representatives should comment on the use of the street name "Sunnydale Farms Court".
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. County Engineering needs to comment on the status of the applicant's drainage concept.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

S/D 97-35 -- Preliminary Final Plat of SUNNYDALE FARMS ADDITION

May 22, 1997 - Page 3

- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- I. 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.
- J. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- L. The representatives from the utility companies should be prepared to comment on the utility easements proposed for this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council.

June 19, 1997

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 5/22/97)

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SITE SIZE: 68.0 Acres

NUMBER OF LOTS 12
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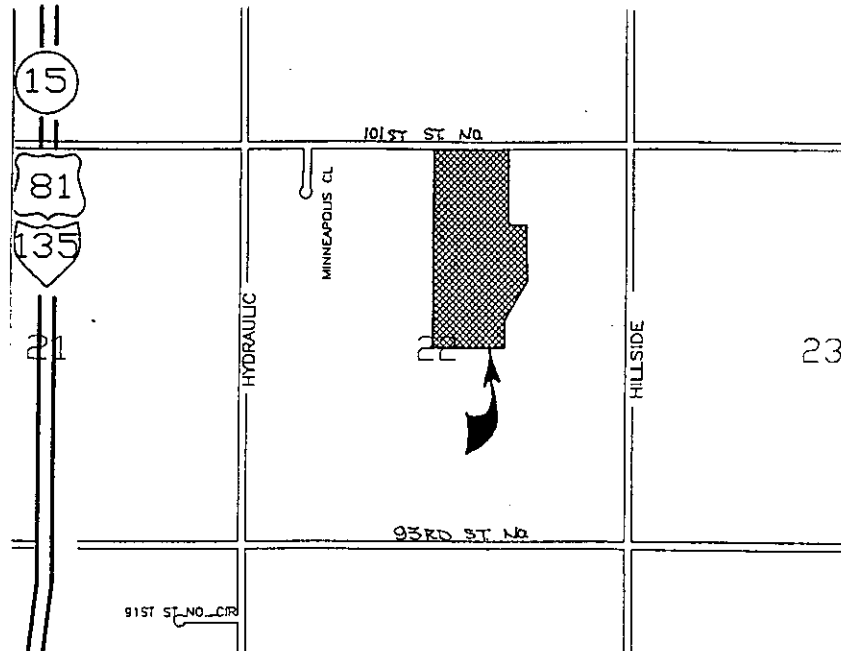
Total: 12

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "RR" Rural Residential

PROPOSED ZONING: "RR" Rural Residential

VICINITY MAP:



S/D 97-35 -- Final Plat of SUNNYDALE FARMS ADDITION

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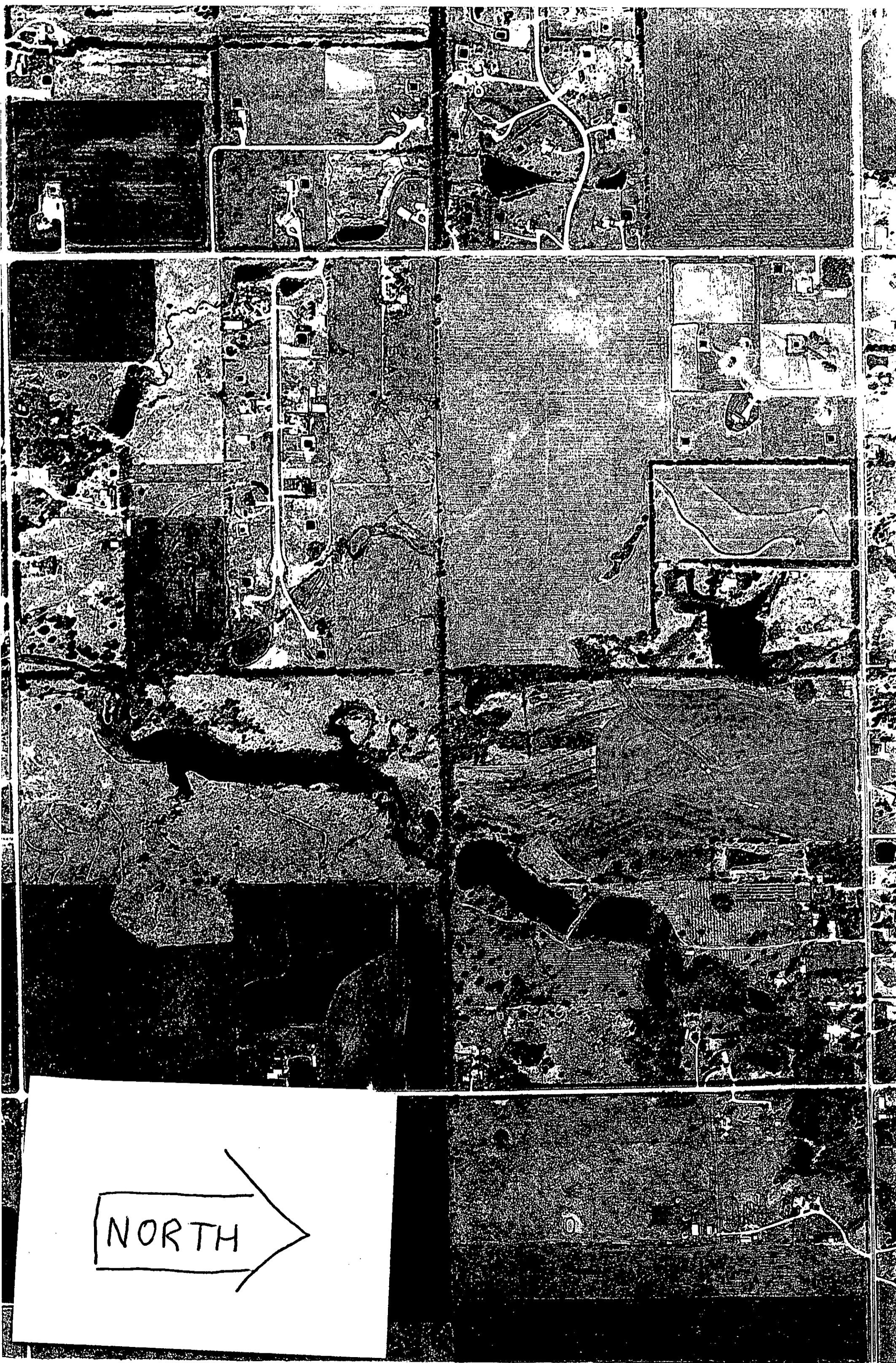
NOTE: This final plat covers land in the county recommended by the Sedgwick County Comprehensive Plan for agricultural uses, and is zoned RR, Rural Residential. The City of Wichita is 6 miles away (Hillside and 45th Street). Park City is 3.5 miles away.

- A. Municipal sanitary sewer and water services are not available to serve this property, so the applicant should contact the Environmental Health Division of the Health Department to determine what tests are necessary for approval of on-site facilities. A memorandum indicating approval of on-site facilities should be obtained prior to County Commission consideration of this plat. Health Department has, by letter of May 28, 1997, indicated the soil tests required.
- B. County Public Services indicated no need for improvements or additional dedications to 101st Street. Dedication of access control shall be indicated in the plat's text.
- C. The street name shall be "Sunnydale Farms Court".
- D. County Public Services requires that Sunnydale Farms Court be constructed to a width of 3 lanes (exact width to be determined prior to presentation of final plat) to accommodate fire equipment from 101st Street North to the south line of Lot 3, then taper to a 2-lane road south to the cul-de-sac. If additional right-of-way is needed for the extra roadway width it shall be granted. This will be done in lieu of a second means of access to the subdivision.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. County Engineering has reviewed and approved the applicant's drainage concept.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- I. 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.
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S/D 97-35 -- Final Plat of SUNNYDALE FARMS ADDITION

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- L. The representatives from the utility companies indicate that there are no additional needs for the utility easements proposed for this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council.



NORTH