

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

January 5, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-54 WOODLAND HILLS ADDITION

OWNER/APPLICANT: Gene Falkowski, 212 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Central Avenue and west of 151st Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

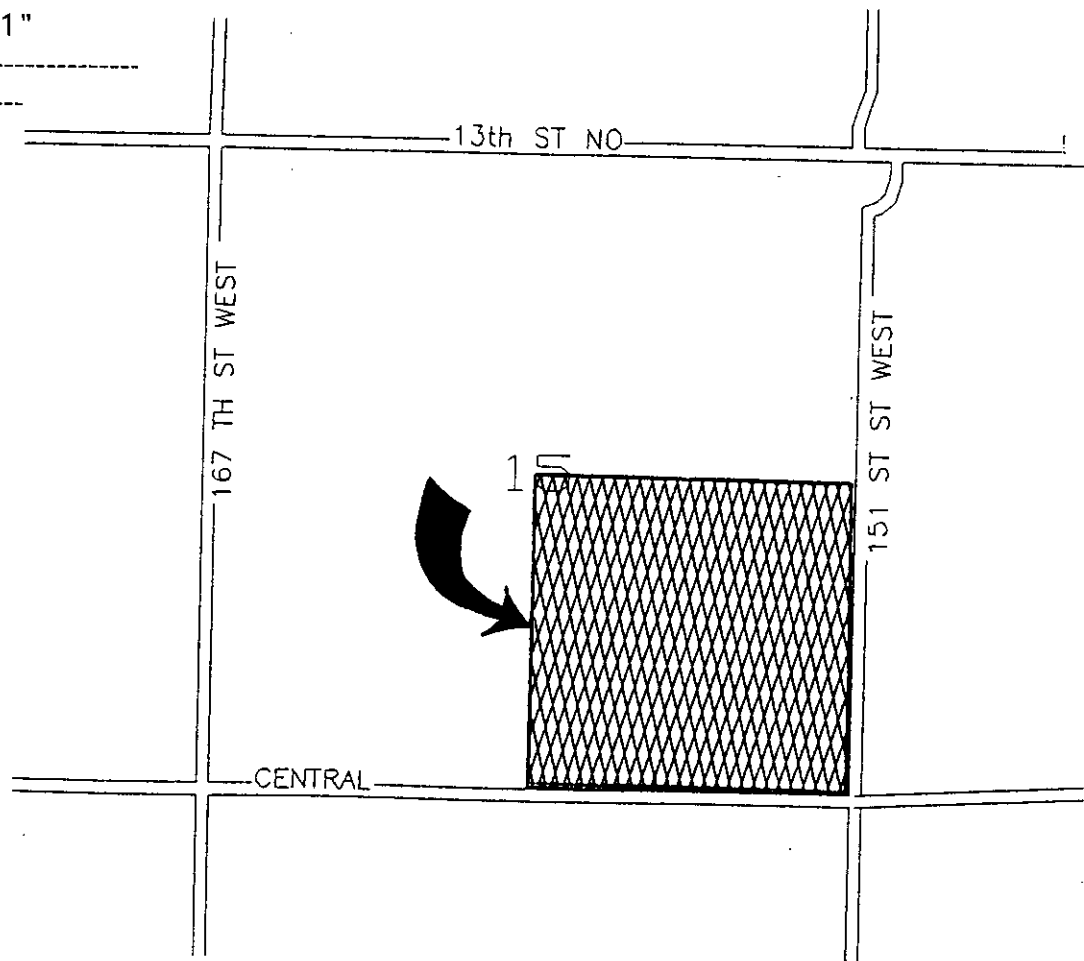
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	<u>18</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



NOTE: While this plat was originally submitted as a preliminary plat in August, 1994, because of conflicts with land uses as depicted in the Comprehensive Plan, the Planning Department withheld commenting on the plat and did not schedule the plat for review before the Subdivision Committee. Subsequently, the applicant appealed this decision to the Subdivision Committee. At issue was the platting of approximately 5-Acre lots in a portion of the site indicated as intended for urban reserve. The Subdivision Committee upheld Planning's position and denied the plat as originally submitted. Further consideration of the original plat was scheduled for appeal before the full Planning Commission but had been deferred a number of times. The applicant is now submitting a revised plat on the basis of discussions held with Planning Department staff as to what would be an acceptable plat under existing regulations and per the Comprehensive Plan.

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 interior streets to the suburban, gravel standard. This guarantee shall also provide for temporary cul-de-sacs for the termination of the two street segments at the Northwest corner of this plat. These turnarounds if on-site, need to be shown on the plat and shall also be referenced in the plat's text, particular noting the conditions(s) under which the turnarounds are automatically vacated. If off-site, dedications by separate instrument shall be provided, for such turnarounds.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. On the final plat, access control shall be dedicated from the lots adjacent to Central and/or 151st Street West. Only those lots without other access to an interior street shall indicate access to these streets and then no more than 1-opening from a lot shall be indicated to these streets. Lot 9, Block A shall also provide the standard complete access control at the intersection of Central and 151st Street West.
- E. The representative from the County Fire Department should be prepared to indicate if at least temporary emergency access needs to be provided for a portion of this site. Lots in the Northwest corner of this plat will be served by a single means of access until such time as adjacent property plats and connects to the streets shown on this plat. These lots will be nearly 1/2 mile from the site's entrances off of Central. However, this is a low-density development with lots at or greater than five (5) acres in size and in an emergency, vehicles could potentially drive around obstructions with lots this size. If emergency access is considered necessary, the final plat needs to show a sufficient easement for such access and a means of assuring the installation of an appropriate driving surface shall be provided.
- F. While the Subdivision Regulations encourage or supports the placing of pipelines and their easements into areas platted as Reserves (i.e., not as part of a lot), it would not appear that this plat involves a situation that warrants such an action. No homeowners association is expected

the applicant's drainage concept. Again, Engineering needs to indicate any requirements for the platting of drainage easements, reserves, etc. and if minimum building pads are required.

- Q. The applicant is advised that various State and Federal requirements [specifically, but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294)] 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.

for this Addition, densities are quite low, as shown the Reserves would create unacceptable divisions of two lots (Lot 1 and 2) and only the owners of Lots 1, 2, and 8 are involved with the pipeline as it crosses this site. Consequently, it would be appropriate to allow the pipeline to be shown within its easement and therefore as part of the lots and not a separate Reserve or set of Reserves.

As indicated on the preliminary plat, the pipeline is now a blanket easement and will be confined as shown. However, this must occur before the plat can be released for recording, with the easement property labeled, recording information shown and any building setbacks from the pipeline also shown. A copy of the easement shall be submitted to Planning. It is the applicant's agent's responsibility to determine and properly depict such information.

- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- H. On the final plat, appropriate street names shall be indicated. As possible, existing names shall be used. For the north-south street, Reece Road is a possibility and for the east-west street (both segments), Kenny, Hickory or Birch are possibilities. The County Fire Department representative should indicate any preferences.
- I. The final plat shall depict any requirements for drainage easements, reserves, etc. Also, although no FEMA floodway appears to impact the site, a 100-year floodplain is indicated in the northcentral portion of the site. County Engineering needs to therefore, indicate any requirements for minimum building pad elevations.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from County Engineering should be prepared to comment on the status of

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

February 16, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/5/95)

CASE NUMBER: S/D 94-54 WOODLAND HILLS ADDITION

OWNER/APPLICANT: Gene Falkowski, 212 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Central Avenue and west of 151st Street West

SITE SIZE: 160 Acres

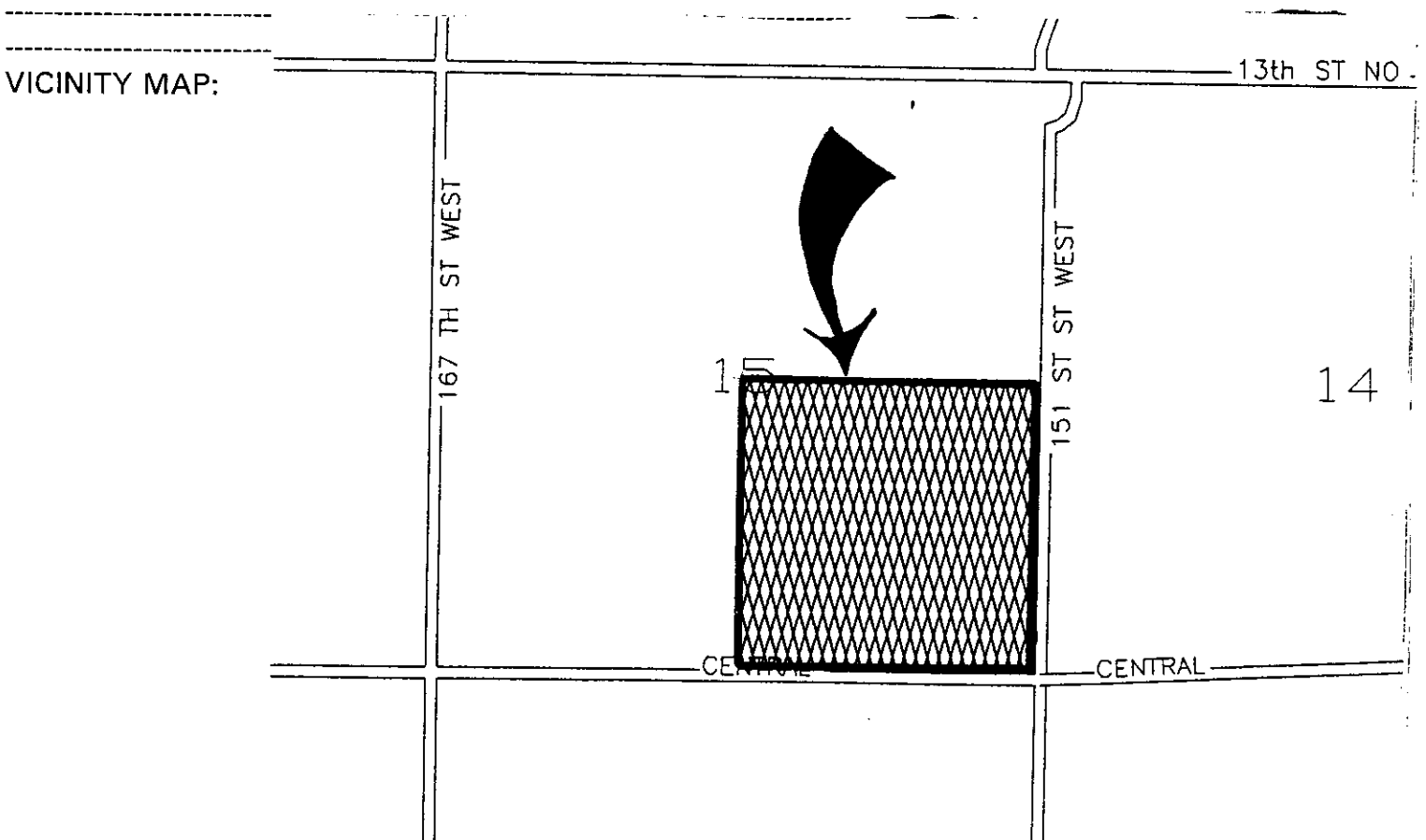
NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"



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. More information is required concerning floodplain boundaries. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the installation of interior streets to the suburban, gravel standard. This guarantee shall also provide for temporary cul-de-sacs for the termination of the two street segments at the Northwest corner of this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As indicated on the preliminary plat, a pipeline existed on this site as a blanket easement and needs to be confined before the plat can be released for recording. The recording information and any building setbacks from the pipeline shall be shown on the final plat tracing. A copy of the easement shall be submitted to Planning. It is the applicant's agent's responsibility to determine and properly depict such information.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- 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. 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.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Fish and Wildlife, 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

- L. During review of the preliminary plat, it was indicated that because of the length of Reece and its present status as a "one-point of entry" type street, that a means of emergency access could or would be provided to this street, from 151st Street West, across more or less the northern portion of the plat. The representative from the County Fire Department needs to indicate if such access, at least as a temporary use, needs to be provided. The applicant should be prepared to indicate where such access could potentially be provided; e.g., along the north line of the plat, from the terminus of Hickory Circle west or northwestward to Reece, and so forth.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

October 13, 1994

STAFF REPORT
(Sketch/Preliminary Plat)

CASE NUMBER: S/D 94-54 WOODLAND HILLS ADDITION

OWNER/APPLICANT: Gene Falkowski, 212 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Central Avenue and west of 151st Street West

SITE SIZE:

NUMBER OF LOTS

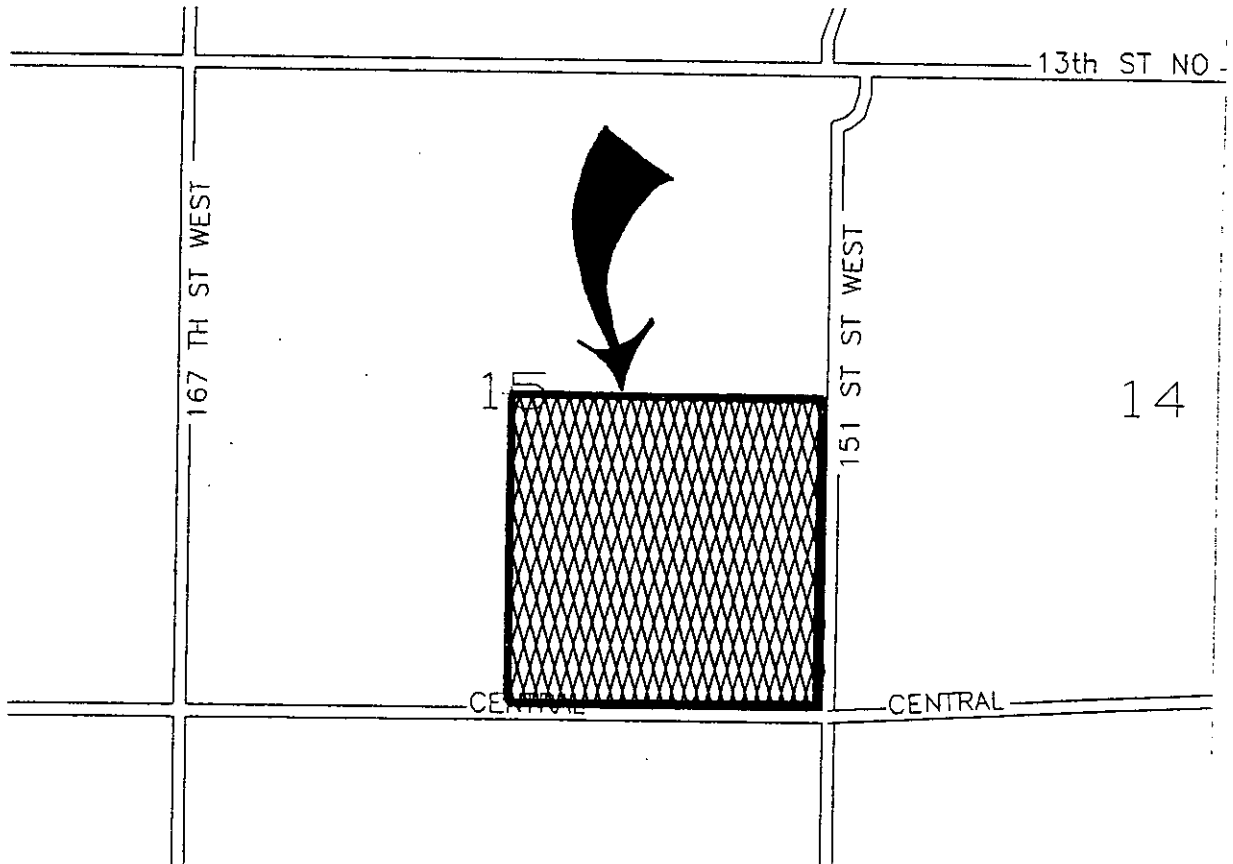
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	<u>23</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

As indicated by the attached letter, the Planning Department has not approved the reference plat and consequently is not authorizing submittal of a preliminary plat. It should be noted that while the applicant had submitted a preliminary plat without first providing a sketch plat, the for going of the sketch plat is at the discretion of the Planning Department and not the applicant. Consequently, Planning has treated this plat as a sketch rather than a preliminary plat. As is also noted in the attached letter, the applicant may appeal the Planning Department's decision to the Subdivision Committee. At this point, the applicant's appeal is only in terms of being allowed to have the plat reviewed as a sketch.

September 7, 1994

Mr. Phil Meyer
Baughman Company P. A.
315 Ellis
Wichita, Kansas 67211

Dear Mr. Meyer:

The following comments pertain to the large lot preliminary plat "Woodland Hills Addition" located at 151st Street west and Central you recently submitted for review. Staff has concerns with this proposed development as the west half of the proposed plat is located in an area designated by the Wichita-Sedgwick County Comprehensive Plan's "Sedgwick County Development Guide" as "agricultural." The east half is designated as "urban reserve." By definition, "The agricultural category has the intent of protecting agricultural resources and is meant to accommodate agricultural operations on substantial acreage. Subdivision into multiple lots less than 20 acres in size generally should be developed through cluster provision that reserve land for agricultural or open space..." The "urban reserve" area is an area "...where urban development due to the expansion of Wichita is likely to occur by 2010...but the land does not appear to be necessary for development within the next ten years. Until urban density development occurs, only typical rural densities would be encouraged in these areas."

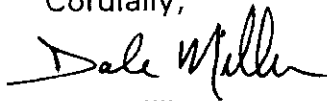
In staff's opinion, the proposed plat is not consistent with these recommendations. As proposed, the development pattern is suburban in character in an area which the plan specifically states is inappropriate. Following the plan's recommendations, staff would recommend a couple of options:

1. Defer development until urban services are available and develop at urban densities; or
2. Incorporate a cluster approach to the current proposal

Although this plat was submitted as a preliminary, staff would have preferred it be submitted as a sketch, and will treat the plat as a sketch. If the applicant wants to proceed with the current proposal, staff recommends that the applicant appeal to the Subdivision Committee for a ruling on staff's interpretation that the proposal is inconsistent with the Comprehensive Plan. As it stands now, staff would recommend denial of the plat based on comprehensive plan guidelines referenced above; and Subdivision Regulation Article 7, 7-102 which states "A subdivision shall not conflict with the comprehensive plan of the metropolitan area."

If you have questions, please contact me at 268-4421.

Cordially,

A handwritten signature in cursive script that reads "Dale Miller". The signature is written in black ink and is positioned above the printed name.

Dale Miller
Chief Planner, Current Plans