

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5.

September 18, 1997

**STAFF REPORT
(One-Step Final)**

CASE NUMBER: S/D97-66 -- SCHMIDT-SHEHAN ADDITION

OWNER/APPLICANT: Dan and Kathy Schmidt
P. O. Box 95, Derby, KS 67037

SURVEYOR/ENGINEER: Armstrong Land Survey
250 Mathewson, Wichita, KS 67214

LOCATION: North of 55th St. South, and west of Rock Road

SITE SIZE: 20.25 Acres

NUMBER OF LOTS

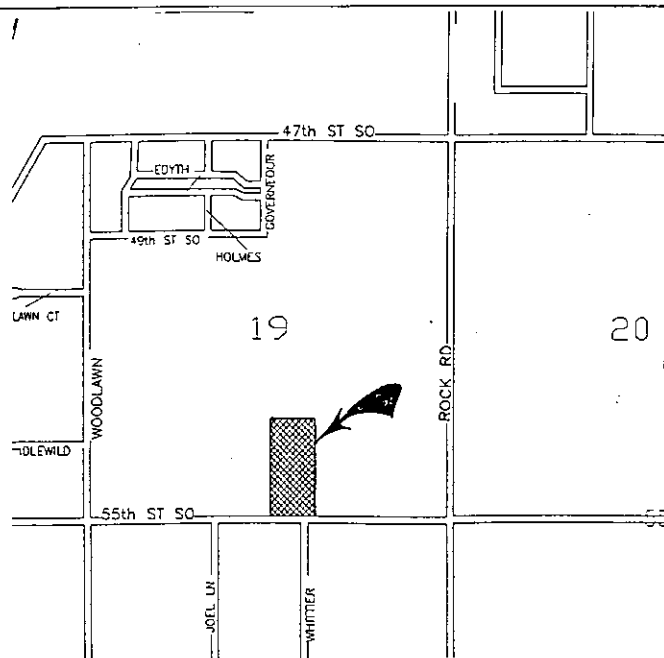
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 10.125

CURRENT ZONING: "RR" Rural Residential

PROPOSED ZONING: "RR" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

- A. This site is currently served by Rural Water District #3. The applicant shall contact this water district to determine the ability of this property being platted to connect to the water line.
- B. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- C. County Engineering should be ready to comment on the number of access points from each lot to 55th St. South and if any improvements are needed to 55th St. South.
- D. County Engineering should comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. Due to each of these lot's depth exceeding it's width by more than 2-1/2 times, which is in violation of the Subdivision Regulations, each lot should be subdivided into two lots for a total of four lots. This would require streets to serve the two northernmost lots of the plat. Also street stubs should be provided to the property north and east of this plat. This will provide for access to the interior of this section. The road width and paving should be approved by County Engineering. Building setback lines should be established from the road right-of-way.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- H. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- I. The platter's text should be amended to read, "... Lots and a Block ...", instead of being singular as it is now. Also the footage from the tie point to the

western most point of the plat (1994.67) should either read 2659.56, or the 1994.67 should be shown as the footage from the tie point to the eastern most point of the plat along 55th Street South.

- J. The final plat shall indicate the platting of a 30-foot front yard building setback.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures

S/D 97-66 -- One-Step Final Plat of SCHMIDT-SHEHAN ADDITION
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constructed on subject property. Section 7-107.

- S. The final plat shall correct the MAPC signature block to reference John C. Frye as the MAPC Chairman.
- T. The final plat shall correct the Chairman Pro-Tem signature block to reference Paul W. Hancock and not Melody Miller.
- U. A platting binder shall be submitted prior to the final plat being released for County Commission approval. This plat will be subject to any conditions found within the platting binder.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11.

September 3, 1998

STAFF REPORT

(One-Step Final Plat-Approved 10/23/97, Deferred 09/18/97)

CASE NUMBER: S/D 97-66 SCHMIDT-SHEAHAN ADDITION

OWNER/APPLICANT: Dan and Kathy Schmidt, P.O. Box 95,
Derby, KS 67037

SURVEYOR/ENGINEER: Armstrong Land Survey, 250 Mathewson,
Wichita, KS 67214

LOCATION: North of 55th St. South and West of Rock Rd.

SITE SIZE: 20.25 acres

NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

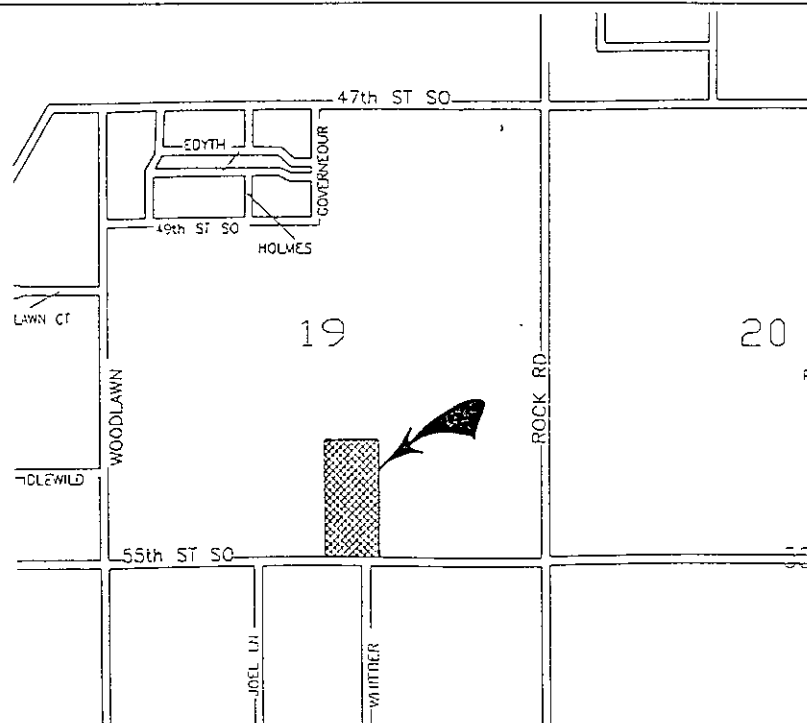
*NPPES
Phase*

MINIMUM LOT AREA: 5.002 acres

CURRENT ZONING: "RR" Rural Residential

PROPOSED ZONING: "RR" Rural Residential

VICINITY MAP



STAFF COMMENTS:

Notes: This plat was revised from the previous submission to address unacceptable lot depth/lot width ratio. The current plat meets the five acre zoning requirement needed for service by sewage lagoons. The site is located in an area designated as "Agricultural" by the Wichita-Sedgwick County Comprehensive Plan which specifies a 20-acre minimum lot size. However, due to the site's proximity to the McConnell Air Force Base, the 5-acre lots are acceptable to Planning Department Staff.

- A. This site is currently served by Rural Water District #3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line.
- B. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- C. County Engineering should be ready to comment on the number of access points to 55th St. South and if any improvements are needed to 55th St. South.
- D. County Engineering should comment on the status of the applicant's drainage plan. **The final plat tracing shall reference a minimum building pad elevation of 1350 MSL for Lots 1 and 2.**
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. *The right-of-way width and street surface should be approved by County Engineering. A 36-foot wide suburban, gravel street standard is required.*
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- H. For any lots with existing tree rows (western line of Lots 1 and 3) that may be impacted by the installation of utilities, it is recommended that overlywide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- I. The plattor's text should be amended to read, "... Lots and a Block ...", instead of being singular as it is now. Also the footage from the tie point to the

western most point of the plat (1994.67) should either read 2659.56, or the 1994.67 should be shown as the footage from the tie point to the eastern most point of the plat along 55th St. South.

- J. The applicant is advised that the final plat has indicated the platting of a 35-foot front yard building setback which exceeds the 30-foot zoning requirement. The 35-foot setback would therefore apply if platted as shown. **The applicant indicated a 30-foot setback would be provided on Lots 2 and 3.**
- K. The building setback line for Lot 1 must be relocated to meet the zoning requirement of a 200-foot lot width.
- 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. 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.
- N. 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.
- O. 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.
- 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 shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property. Section 7-107.
- T. The final plat shall correct the MAPC signature block to reference Richard Lopez as the MAPC Chairman.
- U. The final plat shall correct the Chairman Pro-Tem signature block to reference Paul W. Hancock and not Bill Hancock.
- V. A platting binder shall be submitted prior to the final plat being released for County Commission approval. This plat will be subject to any conditions found within the platting binder.
- W. The surveyor's certification of the plattor's text shall be amended to read "Sheahan" not "Sheahand".
- X. Indicated in the platting binder is a pipeline easement which is not denoted on the final plat. This easement should either be shown on the site or verification provided indicating that it has been released.
- Y. For the Floodway reserve, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the Floodway reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- Z. The applicant shall guarantee the installation of the interior street to the suburban, gravel street standard.
- AA. The interior street shall be named and subsequently the Fire Department Representative needs to comment on the acceptability of the street name. *Fire Department Representative has commented that an acceptable name of the interior street would be 55th Street South Court.*
- BB. A waiver of the lot width/lot depth 2.5-to-1 ratio is recommended to be waived if the applicant reconfigures the plat by combining the Reserve with Lot 2.*

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

October 9, 1997

STAFF REPORT

(One-Step Final Plat-Deferred 09/18/97)

CASE NUMBER: S/D 97-66 SCHMIDT-SHEAHAN ADDITION

OWNER/APPLICANT: Dan and Kathy Schmidt, P.O. Box 95,
Derby, KS 67037

SURVEYOR/ENGINEER: Armstrong Land Survey, 250 Mathewson,
Wichita, KS 67214

LOCATION: North of 55th St. South and West of Rock Rd.

SITE SIZE: 20.25 acres

NUMBER OF LOTS

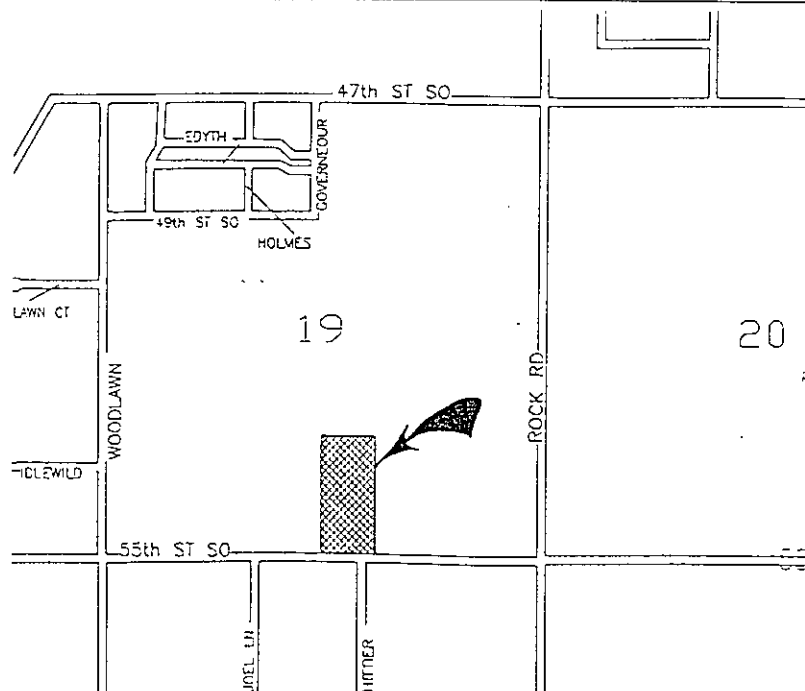
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 5.002 acres

CURRENT ZONING: "RR" Rural Residential

PROPOSED ZONING: "RR" Rural Residential

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STAFF COMMENTS:

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- C. County Engineering should be ready to comment on the number of access points to 55th St. South and if any improvements are needed to 55th St. South.
- D. County Engineering should comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. *The road width and road surface should be approved by County Engineering. A 36-foot wide suburban, gravel street standard is required.*
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- W. The surveyor's clause of the plattor's text shall be amended to read "Sheahan" not "Sheahand".
- X. Indicated in the platting binder is a pipeline easement which is not denoted on the final plat. This easement should either be shown on the site or verification provided indicating that it has been released.
- Y. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Z. For the Floodway reserve, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the Floodway reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- AA. The applicant shall guarantee the installation of the interior street to the suburban, gravel street standard.
- BB. The interior street shall be named and subsequently the Fire Department Representative needs to comment on the acceptability of the street name.