

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 8**

August 18, 1994

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 94-59 SEDGWICK COUNTY CLONMEL YARD

OWNER/APPLICANT: Sedgwick County, c/o Jim Weber, County Engineering, 1250 S. Seneca, Wichita, KS 67213

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: North of 71st Street South and west of 167th Street West

SITE SIZE: 15.69 Acres

NUMBER OF LOTS

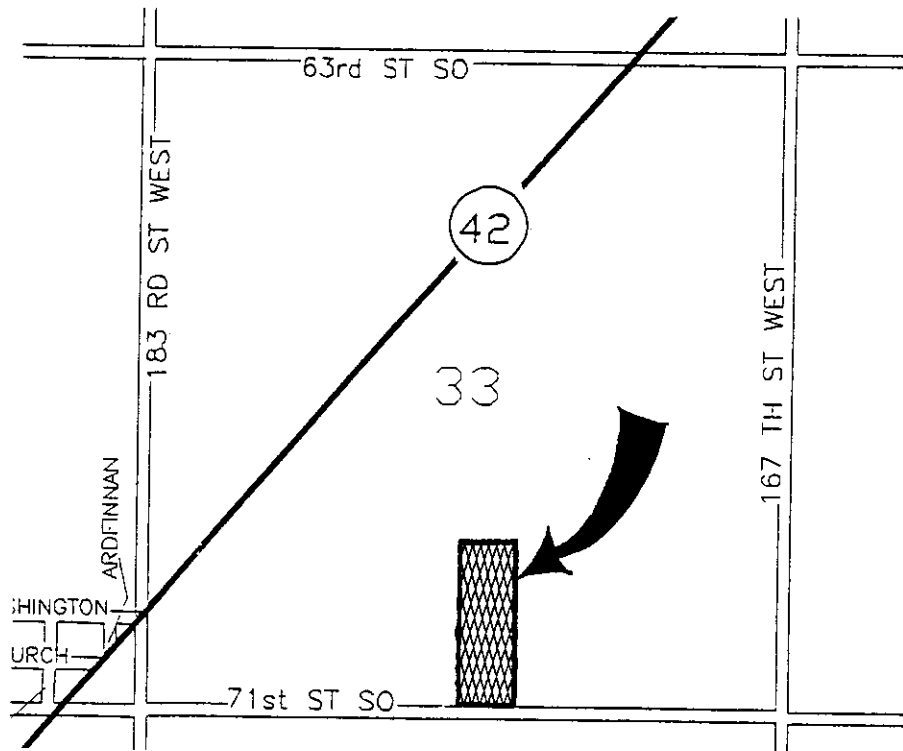
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 653,401.6 sq. ft.

CURRENT ZONING: "R" (DR 94-5)

PROPOSED ZONING:

VICINITY MAP:



NOTE: A special use permit (DR 94-5) has been approved for the development of this site as a County Yard facility.

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 any drainage improvements required by the platting of this property.
- C. On the final plat, the dedication of access controls to 71st Street South shall also be noted in the plat's text.
- D. 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.
- E. 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.
- F. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.
- H. 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.
- I. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3**

September 15, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/18/94)

CASE NUMBER: S/D 94-59 SEDGWICK COUNTY CLONMELL YARD

OWNER/APPLICANT: Sedgwick County, c/o Jim Weber, County Engineering, 1250 S. Seneca, Wichita, KS 67213

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: North of 71st Street South and west of 167th Street West

SITE SIZE: 15.69 Acres

NUMBER OF LOTS

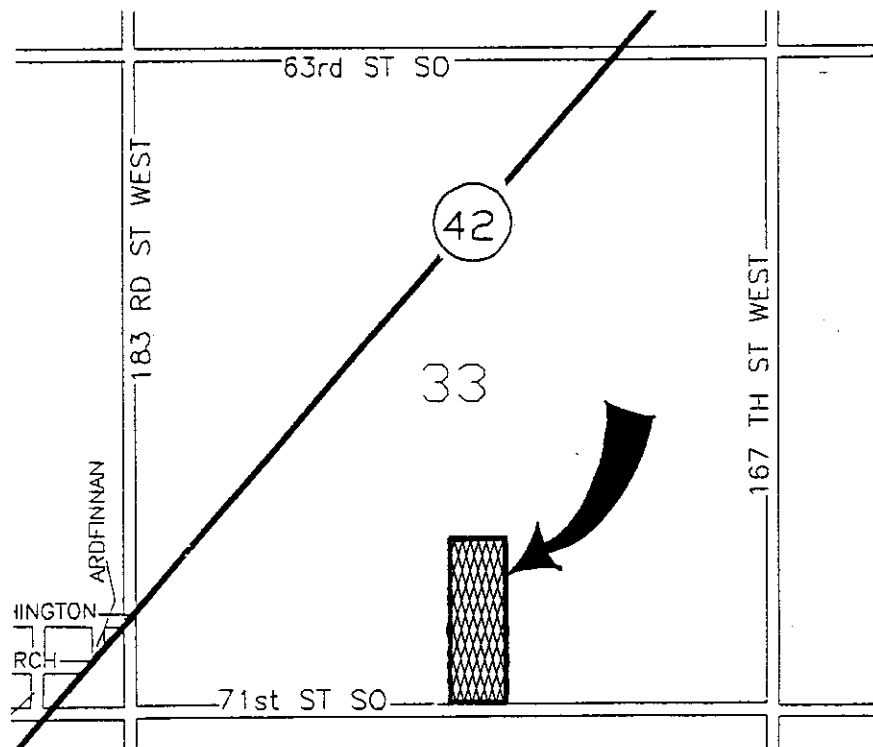
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 653,401.6 sq. ft. (15 Acres)

CURRENT ZONING: "R"

PROPOSED ZONING: "R" (DR 94-5)

VICINITY MAP:



STAFF COMMENTS:

- A. Case DR 94-5 (special use permit for a governmental maintenance facility) has been approved subject to several conditions. The applicant is reminded that one condition requires submission of a landscape plan for the site's frontage prior to publication of the resolution authorizing the use of this residentially-zoned land for a maintenance facility.
- B. 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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. 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.
- E. 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.
- F. 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.
- G. The County Engineer's representative shall be prepared to comment on the status of the drainage plan and state what, if any, drainage guarantees will be required.