

May 8, 1997

**STAFF REPORT**  
(Revised Preliminary Plat)  
(Preliminary Plat was DENIED by Subdivision Committee 6-20-96)

**CASE NUMBER:** S/D 96-36 HOMELAND ADDITION

**OWNER/APPLICANT:** Raymond H. Dings, 3333 S. Rutan, Wichita, KS 67216-2749

**SURVEYOR/ENGINEER:** Booker Associates Inc. of Kansas  
225 N. Market - Suite 350, Wichita, KS 67202

**LOCATION:** South of 45th Street North and west of 127th Street East

**SITE SIZE:** 70.0 Acres

**NUMBER OF LOTS**

Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

**MINIMUM LOT AREA:** 5.28 Acres

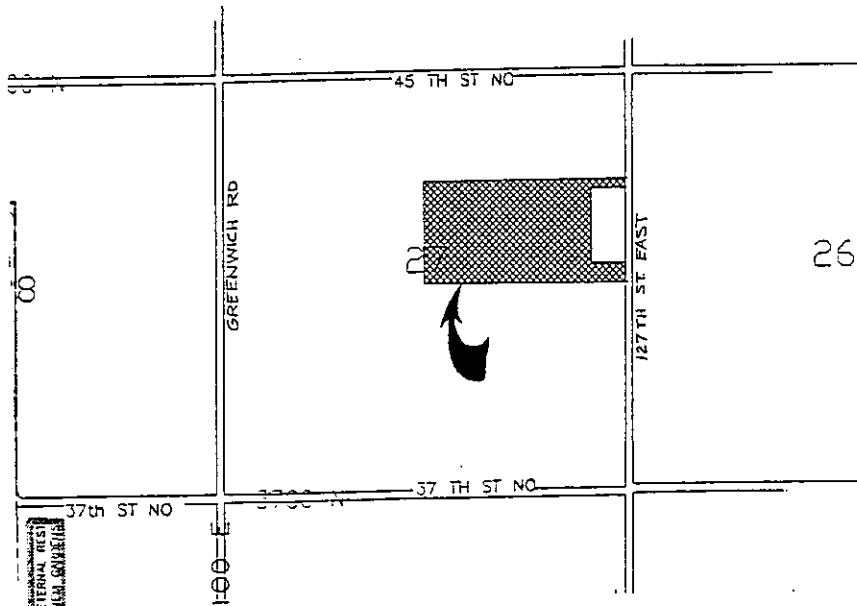
**CURRENT ZONING:** "RR" Rural Residential

**PROPOSED ZONING:**

-----

-----

**VICINITY MAP:**



NOTE: This plat is being submitted as a revised preliminary plat. Both the Subdivision Committee and MAPC denied approval of this plat on the basis of an overly long, one-point of entry street (although two other points of future access -- street stubs -- were being provided). While the long, one-point of entry street and the lack of emergency access, at least in the near term, was a primary basis for denial, strong area opposition was also involved. A number of concerns were voiced by area residents, potential installation of manufactured type housing, rather than site built units and concern over groundwater quality and quantity. As was noted by Planning, however, the issue of the type, value, etc. of housing is of no concern in regard to the platting process.

To address the platting concerns of a one-point of entry street (although only possibly temporary) and the need for an adequate means of secondary or emergency access, this revised plat is now offering to provide several means to ameliorate any such concerns. In addition to an intermediate cul-de-sac area, supported by County Fire, as a possible assembly area to deal with emergencies for lots in the western portion of the site (see letter submitted by the applicant in regard to County Fire Department's position on such a staging area), this plat is now also showing two access easement areas. In particular, the 20-foot emergency access easement along the plat's north line would connect with one of the plat's street stubs thereby providing at least two points of access to the above indicated "emergency staging area." From that point, the distance to the western most lots would be approximately 1,000 feet or below the 1,200 foot maximum noted in the Subdivision Regulations for cul-de-sac street access for lots five (5) acres or larger in size.

STAFF COMMENTS to the Subdivision Commission:

- A. This plat was submitted with the Addition name of Prairie Acres. However, that name has already been used and the name "Homeland" is apparently now the site's proposed name.
- 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.

It should be noted that neighboring property owners have indicated that water wells in this area have had problems with adequate flow volumes and possibly water quality. Also concerns have been expressed with water being provided through a tower/tank type system located on the site and connected to the individual building sites. Both the County Health Department and County Engineering need to comment on these issues. That is, is water testing required and can a "group" type water facility be used.

The Health Department also needs to indicate if the configurations of Lots 6 and 12 are too irregular to properly locate a lagoon system on them.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the installation of interior streets to the suburban, gravel street standard. This guarantee shall include the street stub now shown between lots 4 and 5 and needed as part of the emergency access route. Further, this guarantee shall include an all-

weather surface as required by the County Fire Department for the 20-foot emergency access easement located on the north line of lots 5 and 6.

- E. As presently platted, this site is divided into three separate blocks. The final plat shall therefore be shown with three block designations and the lots renumbered accordingly.
- F. On the final plat, this plat shall clearly indicate the dedication of 50-feet of half street right-of-way from all lots adjacent to 127th Street East.
- G. Except for emergency access, complete access control to 127th Street East shall be shown on the face of the plat and dedicated in the platter's text. The platter's text shall only allow for the access needed for the emergency access easement.
- H. On the final plat, the areas for the "temporary turnarounds" should be shown with dashed lines around the area of the actual street. The platter's text should then indicate that the temporary turnaround areas will automatically be vacated upon the extension of the streets.

Also, dashed lines or open areas should be used to indicate the terminus of the stub streets at this plat's north and west lines. Solid lines are used to indicate private streets.

- I. On the final plat, street names shall be shown for the north-south street segment serving this plat. As appropriate, existing street names (or numbers) should be used.
- J. On the final plat, the platter's text shall note the granting of the emergency access easement and that no encumbrance of any sort will be allowed in the easement. Any gating of this easement at 127th Street East, shall be done to the requirement of the County Fire Department.

The additional access easement, should also be noted on the face of the plat and reference made (film and page) as to the document that created the easement. A copy of this document shall be submitted to Planning for the plat file. However, the County Fire Department representative should indicate if this additional easement is necessary for emergency access.

- K. The final plat shall indicate 30-foot yard setbacks to the adjacent streets, with an additional 20-foot sideyard setback for corner lots. If no setbacks are platted, setbacks will be determined by the Zoning Ordinance.
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- 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. (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.)

- O. 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.
- P. 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.
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

RECEIVED  
MAY - 2 1997  
CITY - ENGINEERING

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

June 20, 1996

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** S/D 96-36 HOMELAND ADDITION

**OWNER/APPLICANT:** Raymond H. Dings, 3333 S. Rutan, Wichita, KS 67216-2749

**SURVEYOR/ENGINEER:** Booker Associates Inc. of Kansas, 225 N. Market - Suite 350, Wichita, KS 67202

**LOCATION:** South of 45th Street North and west of 127th Street East

**SITE SIZE:** 70.0 Acres

**NUMBER OF LOTS**

Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

**MINIMUM LOT AREA:** 5.28 Acres

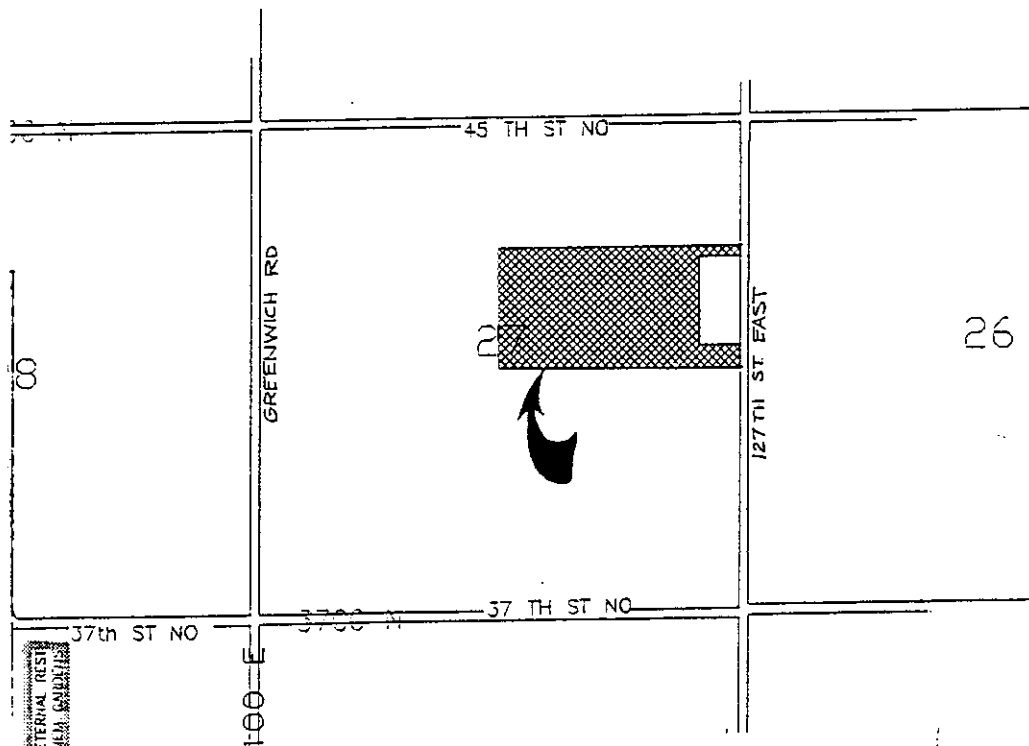
**CURRENT ZONING:** "RR" Rural Residential

**PROPOSED ZONING:**

-----

-----

**VICINITY MAP:**



NOTE: Based on the Comprehensive Plan, this site is beyond the area considered likely to develop into urban type densities in the near future. That is, the site is shown as agricultural and not an area for urban reserve or new growth.

STAFF COMMENTS:

- A. This plat was submitted with the Addition name of Prairie Acres. However, that name has already been used and the name "Homeland" is apparently now the site's proposed name.
- 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.

It should be noted that neighboring property owners have indicated that water wells in this area have had problems with adequate flow volumes and possibly water quality. Also concerns have been expressed with water being provided through a tower/tank type system located on the site and connected to the individual building sites. Both the County Health Department and County Engineering need to comment on these issues. That is, is water testing required and can a "group" type water facility be used.

The Health Department also needs to indicate if the configurations of Lots 6 and 12 are too irregular to properly locate a lagoon system on them.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the installation of interior streets to the suburban, gravel street standard.

In regard to the temporary cul-de-sac, County Engineering needs to indicate if this turnaround should be located as shown or at the western line of the Addition. The westerly location would allow for the full length of the street to be installed at this time.

- E. On the final plat, the area for the "temporary turnaround" should be shown with dashed lines around the area of the actual street. The platting text should then indicate that the temporary turnaround area will automatically be vacated upon the extension of the street westward.
- F. On the final plat, street names shall be shown for both the east-west street and north-south street segment serving this plat. As appropriate, existing street names (or numbers) should be used.
- G. On the final plat, 50-feet of 1/2 street right-of-way shall be dedicated for 127th Street East from this plat (adjacent to Lots 6 and 12).
- H. The final plat shall indicate 30-foot front yard setbacks to the adjacent streets, with an additional 20-foot sideyard setback for corner lots.

- I. On the final plat, complete access control to 127th Street East shall be shown along the east line of Lots 6 and 12, with such access control also being dedicated in the plat's text.
- J. Block numbers or letters need to be shown whenever groups of lots are separated by streets or other distinct breaks. This site should indicate three such blocks, with lot numbers also depicted accordingly for each block.
- K. The street intersections at the north and west lines of this plat should be shown with dashed lines. Solid lines are used to depict private streets (platted reserve areas, for private streets).
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- 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. (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.)
- O. 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.
- P. 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.
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.