

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 9, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-39 HOSKINSON ADDITION

OWNER/APPLICANT: Dick and Verda Hoskinson, 990 N. Westlink, Wichita, KS 67212

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

LOCATION: East of Ridge and north of Central

SITE SIZE: 1.7 Acres

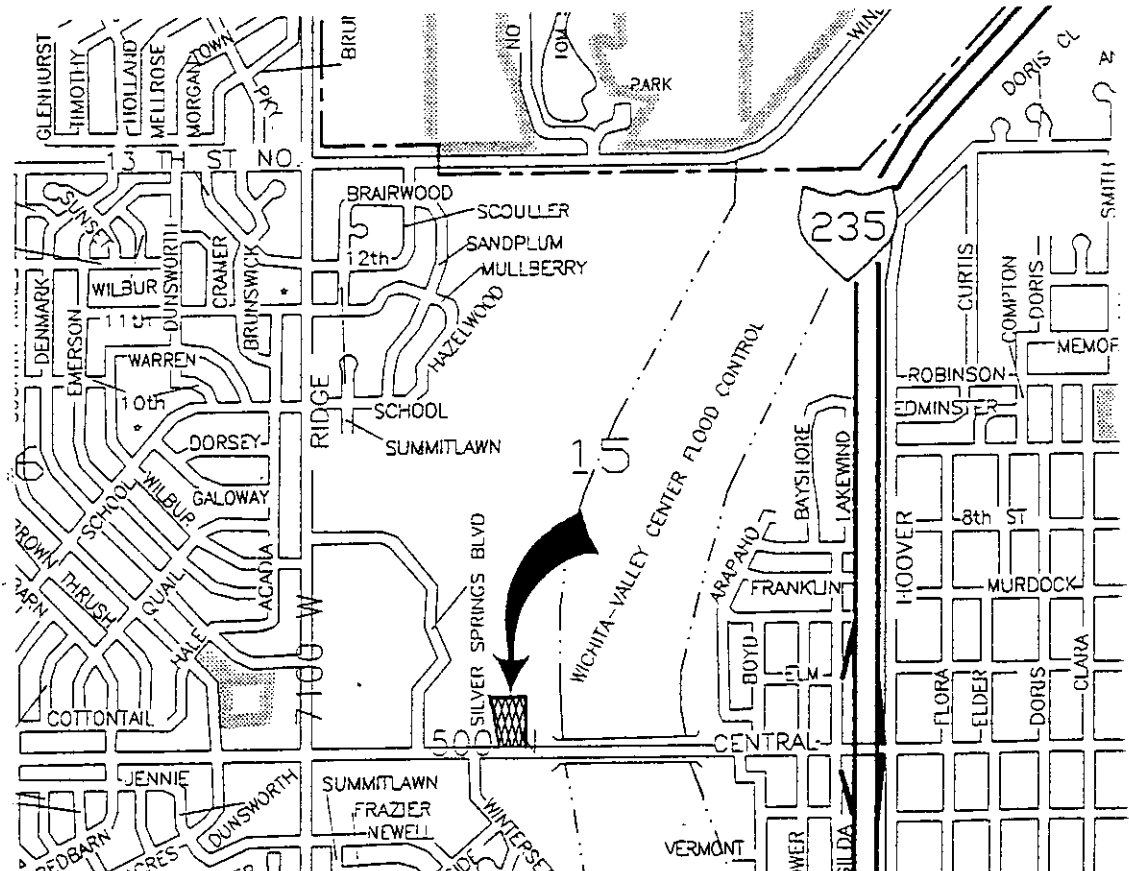
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.7 Acres

CURRENT ZONING: "LC"

VICINITY MAP:



NOTE: This site is immediately adjacent to the Wichita Floodway (Big Ditch). Much of the site is also encumbered by various easements, especially for drainage. Only a strip of the property along the east line of the site appears to be unencumbered by easements or dedications and consequently is the only developable portion of the site. The supposed proposed use for the site is a Restaurant.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any improvements need to be guaranteed for this site. Sanitary sewer, water, etc. appears to be available. However, Engineering needs to indicate if development of the site, with parking, landscaping, and similar improvements expected to be located in the areas indicated for drainage, would be in conflict with drainage at this location and if any special drainage improvements may be required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Traffic Engineering needs to indicate the access controls that need to be provided from this site to Central. The plat's text and face of the plat shall be amended accordingly. The platting binder does indicate that some form of access control was obtained at this site.
- D. The applicant's agent should be prepared to discuss if this plat has or will vacate any of the easements being shown on this plat or noted in the platting binder. If any such public easements or dedications are to be vacated, proper indication of such vacations shall be noted in the surveyor's text.


City Engineering needs to indicate the acceptability of any such vacations.

- E. Prior to this plat being submitted to the City Council for review, the billboard shown as being located in street right-of-way shall be removed. A letter shall be submitted to Planning indicating that the billboard has been removed.
- F. As indicated by the platting binder, a mortgage is being held on this project and this interest either needs to be a signatory of the plat or proof needs to be provided that the mortgage has been released.
- G. 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.
- H. The final plat tracing shall label the 35-foot building setback to Central.
- I. Based on the platting binder, numerous easements created by separate instrument are shown as possibly involving this site. The applicants shall submit a letter and/or marked copy of this plat explaining if these easements are being replatted, vacated, or are not actually located within this Addition.
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to verify the minimum building pad elevation being platted and if the drainage easements or dedications are sufficient.

Note: This plat has been submitted in final form only.



June 5, 2000

Mr. Neil Cable
Wichita Water and Sewer Dept.
8th Floor - City Hall
455 N. Main
Wichita, Kansas 67202

RE: **Hoskinson 2nd Addition**
3rd & Ridge Road

Dear Mr. Cable:

Hoskinson Second Addition is a 17-acre development located on the southwest corner of Ridge Road and 37th Street North. This is a commercial development with neighborhood retail and light commercial zoning. The plat has recently been filed and one lot is already sold. Construction on that lot is to begin very soon. Water lines will be extended from the 20-inch main on the east side of Ridge Road. However, the question that remains is when sanitary sewer will be available to this site.

George Butler and Associates studied the sanitary system in this area. This study was to evaluate the existing and proposed systems, and determine if there was capacity in the existing 10-inch line on the east side of Ridge Road. Another objective of this study was to determine the capacities of existing and proposed pump stations. Upon completion of this study, we reviewed the report, which indicated that there was capacity to tie into the 10-inch pipe. However, no determination was made as to the capacity of the nearest pump station at 29th and Ridge. Although this study showed replacing the pump station, no calculation of the existing pump station capacity was reported. The proposed developed flow to the pump station is 3.5 mgd. The plans for the existing lift station show a capacity of 0.63 mgd. The pump station does not have the required capacity at fully developed conditions.

The Sedgwick County Health Department agreed to allow the use of a temporary sewage holding tank that will be pumped on a regular basis. The lot that is beginning construction will use this system. The holding tank system was approved on the basis of being able to connect to city sewer within 1 to 2 years. The maintenance and pumping of the tank can become rather expensive, and other prospective property owners may not have the ability to install such a system.

Petitions have been filed with the city to construct sewer mains to serve the development. A second petition was filed for the lift station improvements. This petition was filed at the request of City Engineering, and the amount was equivalent to \$0.05 per square foot.


We are also currently working on a multi-family development to the west of Hoskinson 2nd Addition. This development includes 26.5 acres. The property on the northwest corner of 37th and Ridge is

with any other required improvements, need to begin very soon. Also, a timetable needs to be developed for these improvements so that the property owners and potential property owners will know when sewer will be available.

We would appreciate your help in getting this project started. As we have stated above, there is a significant amount of development in this area and without the required improvements, this development will cease. We have already had many inquiries about when the sewer would be available to the Hoskinson property, and we expect many more in the near future.

Please feel free to call if you have any questions. We would be happy to meet with you and your representatives to discuss this matter in greater detail.

Respectfully,
Austin Miller, P. A.



Kirk Miller, P.E.

cc: Mike Boyd
Don Arnold, Jr.