

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

September 17, 1998

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 98-91 - PENNSWOOD ADDITION

OWNER/APPLICANT: Robert Davis, 2121 W. Maple, Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of 167th St. West, North side of Central

SITE SIZE: 63.5 acres

NUMBER OF LOTS

Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	<u>10</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

*Easement along W.L.*

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits and is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan, but just beyond the urban growth area of the plan. Recent growth projections for the northwest sewer and transportation studies indicate this land is prime for future urban development. Therefore the plat should be laid out in urban size lots that are covenanted together for the purpose of selling any 5 acre parcels, and a strategy for paving streets and extending water and sewer in the future, with appropriate guarantees, should be developed.

Lot developments of this type are premature and contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Goddard Area of Influence. The plat proposes an interior east-west street that connects with an existing street within Woodland Hills Addition to the east.

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. On the final plat tracing, the platlor's text shall note that the access controls are being dedicated to the appropriate governing body. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- E. The Applicant has provided a contingent dedication of right-of-way for access to properties to the west. The platlor's text shall reference such dedication as being effective upon the platting of any adjacent subdivision having a street connecting thereto.

- F. The 35-foot building setback denoted on the plat does not comply with the Zoning regulations which require a 50-foot setback from Central (100 feet from centerline of County arterials). The proper setback should be denoted on the final plat.
- G. County Engineering needs to comment on the need, if any, for improvements to Central.
- H. The Applicant shall guarantee the installation of the proposed interior streets to a suburban standard.
- I. County Fire shall comment on the plat's street names.
- 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. (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.)
- 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. 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.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- 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 is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.