

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13

December 12, 1996

STAFF REPORT
(Final Plat) *preliminary plat*

CASE NUMBER: S/D 96-92 - PETERSON ESTATES

OWNER/APPLICANT: Delta Homes, Inc., 420 La Mesa, Derby, KS 67037

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P. O. Box 75053, Wichita, Ks 67275-5053

LOCATION: North of 47th Street South and west of Rock Road

SITE SIZE: 40 Acres

NUMBER OF LOTS

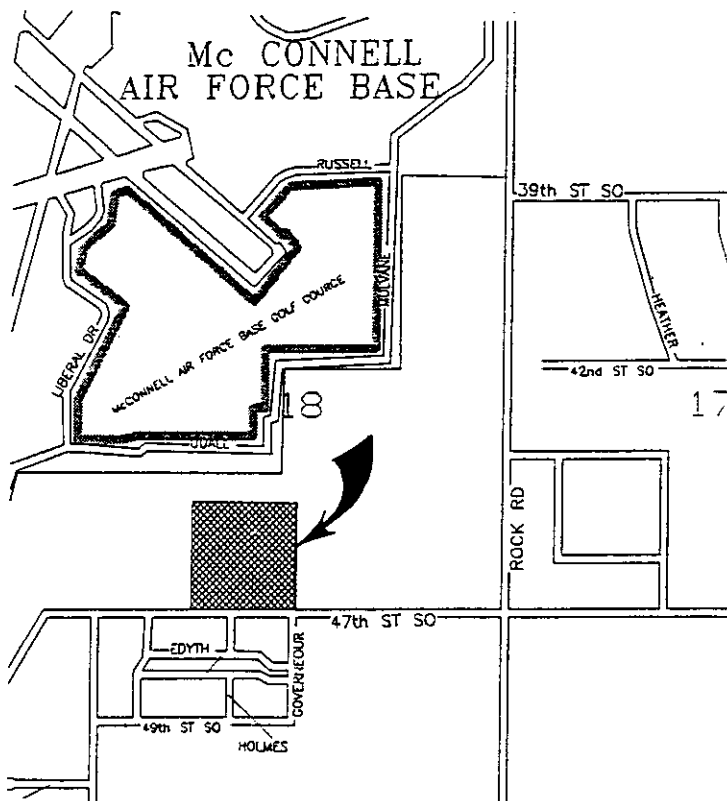
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is in the County, immediately south and east of McConnell Air Force Base. Based on the Comprehensive Plan, such areas are recommended to be retained for agricultural uses, but as has been allowed for other such sites, low density, five (5) acre and larger type lots have been allowed to be platted.

STAFF COMMENTS:

- A. It is recommended that the plat as submitted be denied and a revised plat meeting the requirements both of the Zoning Ordinance and Subdivision Regulations be submitted. This recommendation is based on the following requirements:
1. The revised zoning ordinance indicates that a lot width of at least 100 feet is to be provided from adjacent streets, at the appropriate building setback line. Lot 4 fails to meet this requirement.
 2. Flag type lots are to be avoided except in the case of a unique situation or in order to allow for or encourage solar access. Lot 4 again violates these standards.
 3. Access to residential lots should be provided when possible by means of interior streets with complete access control platted from lots to adjacent arterials. All four (4) lots, particularly Lots 1, 2, and 3 violate this requirement. Further, there are no apparent or overriding conditions that indicate some form of an interior street such as a short cul-de-sac couldn't be provided so as to have all lots with access by such a street rather than 47th Street South.

Based on the above considerations, a revised plat shall be submitted providing access for all lots by means of an interior street. Based upon such a revised plat, the following conditions, subject to revisions, shall apply.

- B. The applicant shall guarantee the installation of the interior street to the Suburban gravel standard. Such street shall also be platted with a 70-foot right-of-way. Complete access control shall also be indicated to 47th Street South for all adjacent lots.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. **County Engineering** needs to indicate any other requirements in regard to this site's drainage such as; if a floodway or other drainage type areas need to be defined for this site (Reserves, easements, etc.), if minimum building pad elevations are required, are any off-site drainage easements involved, and so forth.
- D. **City Engineering** and/or **County Engineering** need to indicate if guarantees for the future extension of sanitary sewer and/or municipal water need to be submitted for this site.
- E. 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.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- 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. If this plat requires the platting of a floodway, the plattor's text of the final plat shall reference the standard floodway language. Also if minimum building pad elevations are required, both on-site and off-site benchmarks shall be indicated in the final plat. Such minimum pads shall also be noted both on the face of the plat and in the plattor's text.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

If, however, the Subdivision Committee supports approval of this plat as submitted, the following changes in the above conditions shall apply. Comments A & B shall be deleted. Access Control shall be dedicated such that only one (1) opening will be allowed to 47th Street South from each abutting lot.

Also, prior to this plat being forwarded to the City Council and County Commission, the applicant shall obtain any needed variances to allow Lot 4 to be platted with a substandard width (frontage).

January 9, 1997

STAFF REPORT

(Revised Preliminary Plat, Preliminary Plat Deferred 12/12/96)

CASE NUMBER: S/D 96-92 - PETERSON ESTATES

OWNER/APPLICANT: Delta Homes, Inc., 420 La Mesa, Derby, KS 67037

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P. O. Box 75053, Wichita, Ks 67275-5053

LOCATION: North of 47th Street South and west of Rock Road

SITE SIZE: 40 Acres

NUMBER OF LOTS

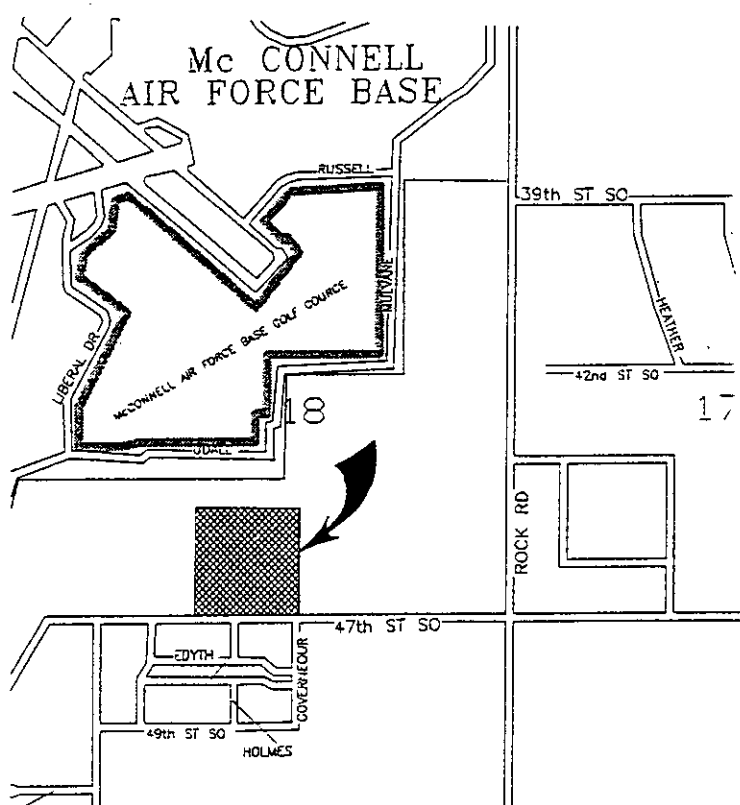
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat was deferred by the Subdivision Committee at their December 12, 1996 meeting in order for the applicant to revise the plat. Planning had noted that based both upon zoning and subdivision regulations or standards, that the plat as originally submitted was unacceptable. This plat has been revised, consequently, to show three of the lots with access by means of an internal street rather than directly out to 47th Street South and the widening of Lot 4's frontage so as to be in compliance with zoning standards. The following comments are now in regard to this revised plat and supersede the comments stated for the original preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the installation of the interior street to the Suburban gravel standard. Such street shall also be platted with a 70-foot right-of-way. Complete access control shall also be indicated to 47th Street South for all adjacent lots.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering needs to indicate any other requirements in regard to this site's drainage such as; if a floodway or other drainage type areas need to be defined for this site (Reserves, easements, etc.), if minimum building pad elevations are required, are any off-site drainage easements involved, and so forth.
- C. City Engineering and/or County Engineering need to indicate if guarantees for the future extension of sanitary sewer and/or municipal water need to be submitted for this site.
- D. 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.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The dedication of access controls shall be noted in the plattor's text on the final plat tracing. This dedication shall be to the "appropriate governing body" with the opening location for Lot 3 subject to approval by the "appropriate engineer".
- 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 platting of a Floodway Reserve shall be noted in the plattor's text. Since this plat requires the platting of a floodway, the plattor's text of the final plat shall reference the standard floodway language. Also if minimum building pad elevations are required, both on-site and off-site benchmarks shall be indicated in the final plat. Such minimum pads shall also be noted both on the face of the plat and in the plattor's text.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. 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. 4.

September 18, 1997

STAFF REPORT

(Revised Preliminary Plat Approved 1/9/97, Preliminary Plat Deferred 12/12/96)

CASE NUMBER: S/D 96-92 - PETERSON ESTATES

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NUMBER OF LOTS

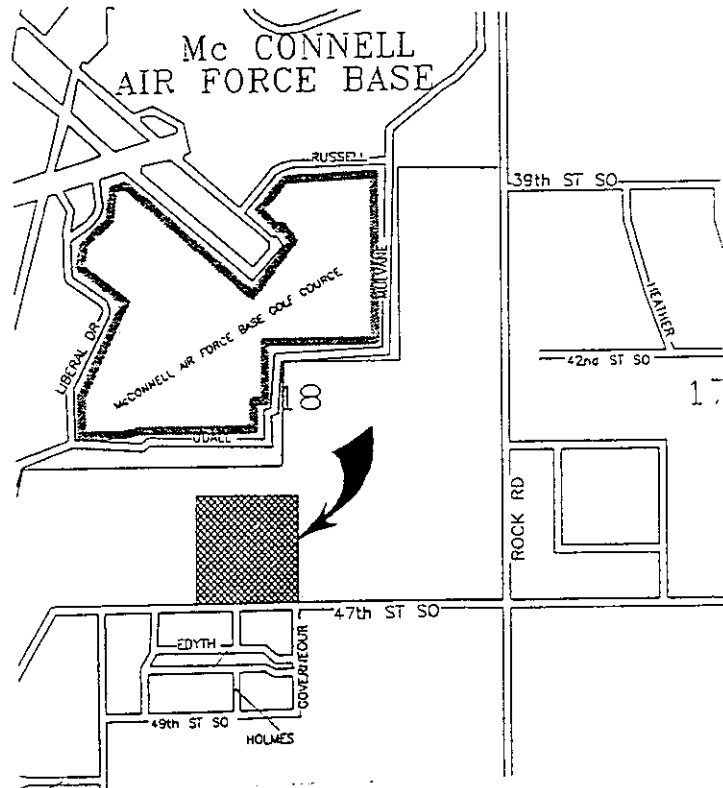
Residential:	4
Office:	
Commercial:	
Industrial:	—
Total:	4

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



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STAFF COMMENTS:

- A. The applicant shall guarantee the installation of the interior street to the Suburban gravel standard. Such street shall also be platted with a 70-foot right-of-way. Complete access control shall also be indicated to 47th Street South for all adjacent lots. Lot 3 shall indicate access control except for one (1) opening to 47th Street South. County Engineering should comment on the width of this paved street as well as the type of surface to be used.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. 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.
- D. As indicated by County Engineering, dimensional information shall be provided so as to precisely describe the involved Floodway. The final plat shall also indicate a minimum building pad elevation of 1,335 ft. M.S.L. for Lots 3 and 4. Both on-site and off-site benchmarks shall also be provided.
- E. The dedication of access controls shall be noted in the platter's text on the final plat tracing. This dedication shall be to the "appropriate governing body" with the opening location for Lot 3 subject to approval by the "appropriate engineer".
- F. 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.
- G. The platting of a Floodway Reserve shall be noted in the platter's text. Since this plat requires the platting of a floodway, the platter's text of the final plat shall reference the standard floodway language. Also if minimum building pad elevations are required, both on-site and off-site benchmarks shall be indicated in the final plat. Such minimum pads shall also be noted both on the face of the plat and in the platter's text.
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- N. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- O. The Chair Pro-Tem signature block should be amended to read Paul W. Hancock.
- P. The City Council in the Mayor's signature block is misspelled and should be corrected before submittal of the final tracing.
- Q. In the platter's text, the "a" should be removed before "...lots, and streets."