

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

October 3, 1991

STAFF REPORT  
(Preliminary Plat)

*County*

CASE NUMBER: S/D 91-48 - YODER AIRPORT ADDITION

OWNER/APPLICANT: Donald D. Yoder, 3010 W. Central, Wichita,  
KS 67203

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

LOCATION: South side of Harry (US 54) and 247th West.

SITE SIZE: 72.1 Acre

NUMBER OF LOTS

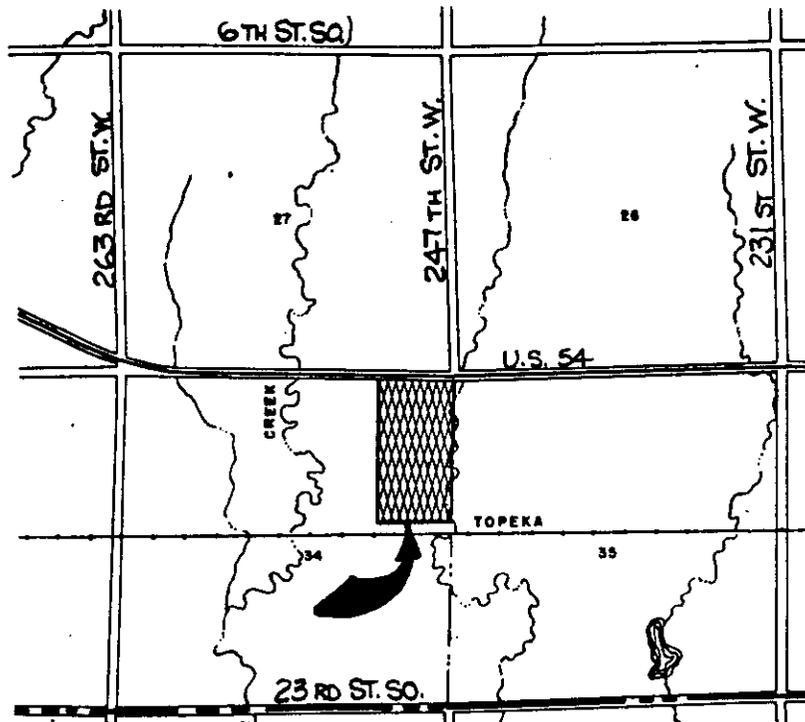
Residential:	6
Office:	
Commercial:	
Industrial:	
Other:	1
Total:	7

MINIMUM LOT AREA: 234,326 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING:

VICINITY MAP:



NOTE: As indicated by the name of this plat an airport facility is being planned for this site. In particular Lot 1 is approximately the area for a proposed runway and airplane hangers. A conditional use (CU-336) has been approved for such a use, subject to the runway and adjacent property being platted by December 19, 1991.

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 the installation of Harry Drive and Harry Court to the suburban street standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since Lot 1 is apparently intended for the airport facilities, it should conform to the legal description of the conditional use CU-339. However, it appears that area indicated on this plat is less than that of the CU. The final plat shall therefore be redesigned to make the two areas congruent. As necessary, lot lines should be adjusted to provide for 5 acre lots if lagoon systems are anticipated for this site.
- F. Since the use of Lot 1 is not intended for residential purposes, as is being specified by the conditions of CU-339, and this lot's configuration further makes a residential use unacceptable, it is somewhat inappropriate to plat this area as a lot. A more appropriate designation could be as a Reserve with airport uses, a runway, hangar, etc., indicated as the allowed uses. Typically, however, such reserves are intended to be owned and maintained by a homeowners association. In this case it has been indicated that an individual desires to maintain ownership of the airport facility. However, since such a use has been approved through the CU case, a Reserve should be considered for this area. Appropriate wording would be needed on the plat and a covenant should be submitted concerning the reserve's ownership and maintenance. The applicant should verify with County Code Enforcement that desired building permits could be obtained for such a Reserve.

Alternatively, if the applicant desires to use the lot designation, a covenant shall be submitted noting that this lot will not, as presently platted, be used for any residential purpose.

- G. In terms of the area platted as Reserve "A" (for floodway) along the east line of the plat, it appears that a separate reserve in this case is not justified. Rather, this area would be better platted as a floodway easement within Lot 7. That is, Lot 7 should be reconfigured on the final plat to include the floodway area (Reserve A) within its boundaries. This is considered appropriate since it appears to be the only lot benefiting directly from the "reserve" and such a narrow strip of property should be kept in particular or specific ownership to avoid it from falling into arrears.
- H. If a floodway is required for this site, standard floodway language shall be referenced in the plat's text on the final plat. Further, the applicant shall submit a covenant concerning ownership and maintenance of the floodway and the County's right to enter and the floodway and maintain it if necessary and to charge back the costs to the involved property.
- I. On the final plat, the access control between Harry Drive and U.S. 54 Highway shall be depicted.
- J. 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.
- K. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.
- M. 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.
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if a floodway is needed for this site and if there are any minimum building pad elevation requirements.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

November 14, 1991

**STAFF REPORT**  
(Final Plat; Preliminary Plat Approved 10/3/91)

**CASE NUMBER:** S/D 91-48 - YODER AIRPORT ADDITION

**OWNER/APPLICANT:** Donald D. Yoder, 3010 W. Central, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Baughman Company, 315 Ellis, Wichita, KS 67211

**LOCATION:** South side of Harry (US 54) and 247th West.

**SITE SIZE:** 72.1 Acre

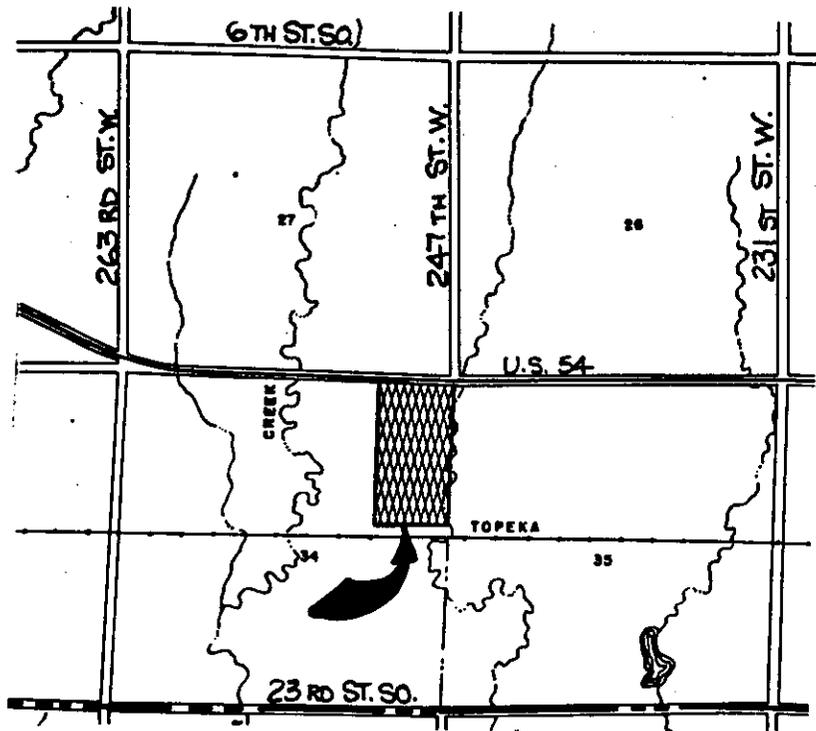
**NUMBER OF LOTS**

Residential:	6
Office:	
Commercial:	
Industrial:	
Other:	1
Total:	7

**MINIMUM LOT AREA:** 234,326 sq. ft.

**CURRENT ZONING:** "R-1" Suburban Residential

VICINITY MAP:



NOTE: As indicated by the name of this plat an airport facility is being planned for this site. In particular Lot 1 is approximately the area for a proposed runway and airplane hangers. A conditional use (CU-336) has been approved for such a use, subject to the runway and adjacent property being platted by December 19, 1991.

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 the installation of Harry Drive and Harry Court to the suburban street standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since Lot 1 is apparently intended for the airport facilities, it should conform to the legal description of the conditional use CU-339. However, it appears that the area indicated on this plat is less than that of the CU. The applicant has indicated the desire to, and Planning has agreed to allow, an adjustment to the CU so as to bring these areas into conformity. This adjustment to the CU shall be obtained before the plat is released for County Commission review.
- F. Since the applicant desires to use the lot designation for the lot (Lot 1) intended for the airport runway, a covenant shall be submitted noting that this lot will not, as presently platted, be used for any residential purpose.
- G. The applicant shall submit a covenant concerning ownership and maintenance of the floodway and the County's right to enter into the floodway and maintain it if necessary and to charge back the costs to the involved property.
- H. The applicant is advised that a copy of this plat was submitted to the Kansas Department of Transportation (KDOT) and they have indicated that they will be forwarding some comment concerning this site. KDOT staff also wanted to advise the applicant of possible problems at this location for an airport runway. Specifically, such a runway must allow aircraft to clear minimum heights over both U.S. 54 and the railroad line to the south.

- I. The applicant is advised that as noted in the Conditional Use approval, all requirements of FAA regulations need to be satisfied. The determination of any hazards and how to mitigate them, such as potentially involving K.G. & E. power lines, should be resolved by the applicant and other parties prior to recording of the plat and adoption of the zoning ordinance.
- J. On the final plat tracing the platlor's text shall be amended to note: The streets (Harry Dr. and Harry Ct.) are being dedicated to and for the public. Any work, improvements, etc. in the floodway need the "permission of said appropriate Engineer."
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

January 23, 1992

STAFF REPORT

(Revised Final Plat Approved 11/14/91;  
Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-48 - YODER AIRPORT ADDITION

OWNER/APPLICANT: Donald D. Yoder, 3010 W. Central, Wichita,  
KS 67203

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

LOCATION: South side of Harry (US 54) and 247th West.

SITE SIZE: 12.9 Acre

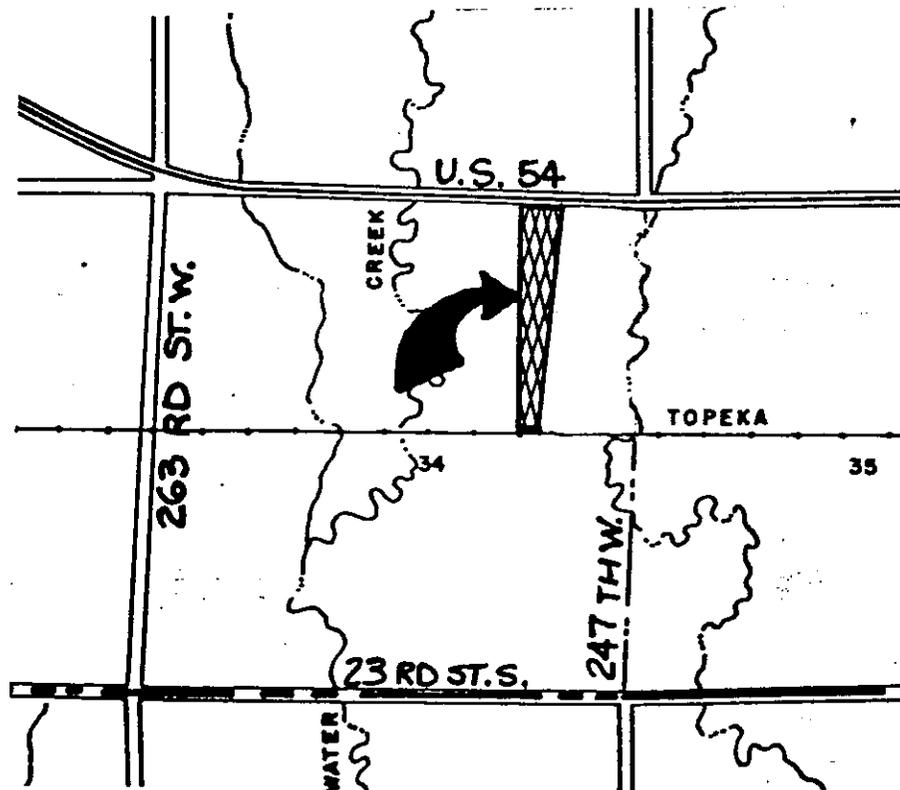
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other:	1
Total:	1

MINIMUM LOT AREA: 234,326 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This revised final plat has eliminated the residential lots originally depicted on the final plat. The only lot now being platted corresponds to the area of a conditional use (CU-336) approved for a private airport. No residential or habitable type uses are apparently planned for the area now being platted.

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. If only nonhabitable uses are intended for this site, this requirement may be waived if the covenant noted below indicates no such use will be allowed on this one lot addition.
- B. Since the applicant desires to use the lot designation for the lot (Lot 1) intended for the airport runway, a covenant shall be submitted noting that this lot will not, as presently platted, be used for any residential purpose.
- C. The applicant shall guarantee the installation of Harry Drive to the suburban street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the street guarantee.
- E. Since Lot 1 is apparently intended for the airport facilities, it should conform to the legal description of the conditional use CU-339. However, it appears that the area indicated on this plat is less than that of the CU. The applicant has indicated the desire to, and Planning has agreed to allow, an adjustment to the CU so as to bring these areas into conformity. This adjustment to the CU shall be obtained before the plat is released for County Commission review.
- F. The applicant is advised that as noted in the Conditional Use approval, all requirements of FAA regulations need to be satisfied.
- G. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- H. The applicant is advised that the Board of County Commissioners will be changing chairmanship positions in the next several weeks and the final plat tracing should indicate the appropriate order for Commission signatures.

- I. If any drainage from this site is directed to the A.T. & S.F. Railroad right-of-way a letter shall be provided from this railroad indicating their willingness to accept this drainage.
- 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 representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

# YODER AIRPORT ADDITION

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      BO01          YODER
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6      N 02-03'31.1"E    2454.363    N    17487.221    E    18608.901    S    0+00
10     EAST              392.000    N    19940.000    E    18697.067    S    24+54.363
12     SOUTH             70.000    N    19940.000    E    19089.067    S    28+46.363
14     WEST              70.000    N    19870.000    E    19089.067    S    29+16.363
13     S 06-42'43.1"W    2397.207    N    19870.000    E    19019.067    S    29+86.363
7      S 89-07'03.7"W    130.000    N    17489.223    E    18738.886    S    53+83.570
6      LENGTH=          5513.570    AREA=          568604.833 SF          13.053 ACRES
  
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