

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
September 3, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-39 - WHEATLAND ADDITION

OWNER/APPLICANT: Gray Development, Inc., 204 North Woodchuck,
Wichita, KS 67212

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

LOCATION: South of MacArthur Road and west of Hoover
Road

SITE SIZE: 56.72

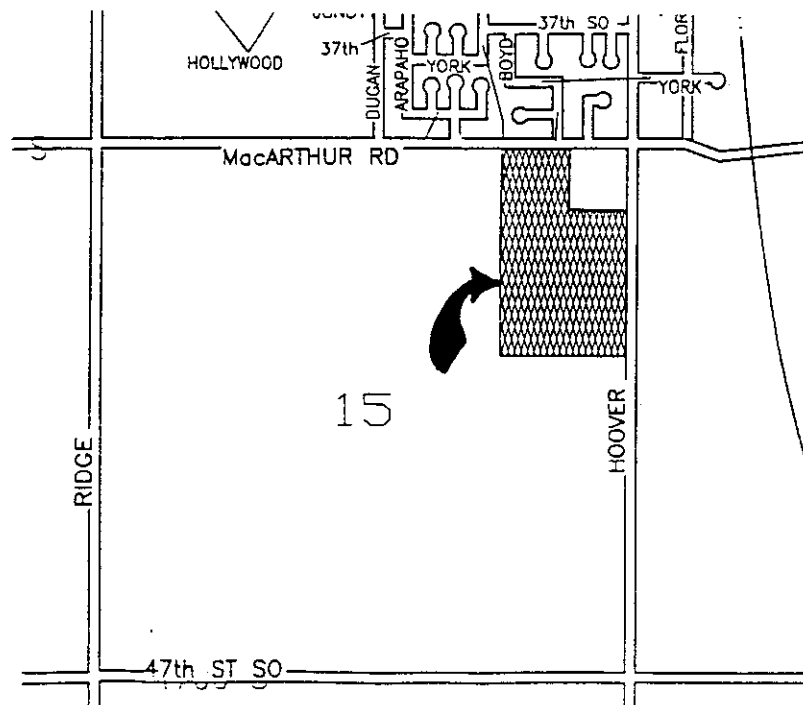
NUMBER OF LOTS

Residential:	217
Office:	
Commercial:	
Industrial:	
Total:	217

MINIMUM LOT AREA: 7,137 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: This site is in the County with the present zoning being "R" Rural Residential. Under the existing zoning, minimum lot sizes are 2 acres, while this plat is indicating lots generally in the 7,000 square foot range. City of Wichita sanitary sewer and water is available in this area, having been used by the subdivisions to the north of MacArthur.

STAFF COMMENTS:

- A. Based on the size of lots being platted, this site will require "AA", one-family zoning. Prior to this plat being forwarded to the County Commission for approval, the applicant shall obtain a County zone change to the appropriate zoning classification. This zoning change application has been filed and will be considered by the MAPC on October 8, 1992.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. Since this property will use City of Wichita water supply lines, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be the urban street paving standard.
- H. Based on the looped street pattern created by Boyd-42nd-Gilda-40th in this addition, the large number of lots with direct access to these streets, and the access out to the adjacent arterials from these streets, relatively large volumes of traffic should be anticipated along these streets. A sidewalk system shall therefore be guaranteed along one side of these streets and may be included in the paving guarantee.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. On the final plat, both the face of the plat and the plattor's text shall indicate the dedication of complete access control to MacArthur and Hoover from all adjacent lots.

- K. MacArthur Road adjacent to this plat is an FAS route and 60-feet of right-of-way needs to be indicated.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements are provided for in the pipeline easements agreements, it shall be indicated on the face of the plat.
- M. For the pipeline easements on this property, the final plat shall include in the labeling of the easements the name of the companies benefiting from the easement agreements.
- N. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the County.
- O. 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.
- P. This plat has made good use of existing street names. The short segment of Eisenhower at the south end of the plat may, however, be too isolated for safety purposes. County Engineering and the County Fire Department need to indicate if it would be appropriate to simply continue the use of the street name Georgia over this segment.
- Q. 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.
- R. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. 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.

- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- W. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Based on the FEMA maps, this plat is near but not in the Cowskin's floodway. County Engineering should confirm that no floodway or minimum building pad elevations are required for this site.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

December 23, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-39 - WHEATLAND ADDITION

OWNER/APPLICANT: Gray Development, Inc., 204 North Woodchuck,
Wichita, KS 67212

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

LOCATION: South of MacArthur Road and west of Hoover
Road

SITE SIZE: 56.72 Acres

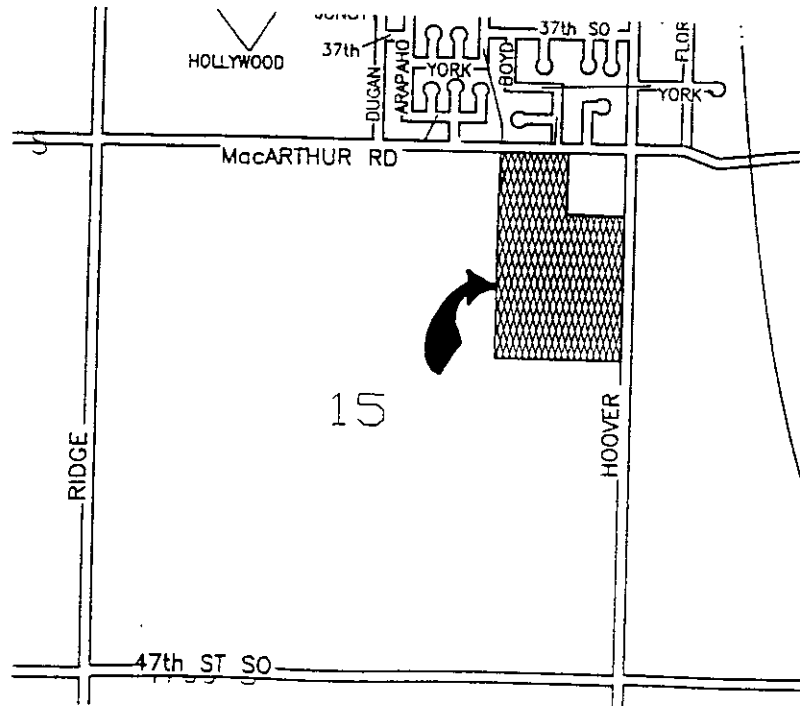
NUMBER OF LOTS

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CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: This site is in the County with the zoning originally being "R" Rural Residential. Under "R" zoning, minimum lot sizes are 2 acres, while this plat is indicating lots generally in the 7,000 square foot range. City of Wichita sanitary sewer and water is available in this area, having been used by the subdivisions to the north of MacArthur.

STAFF COMMENTS:

- A. Based on the size of lots being platted, this site required "AA", one-family zoning. Prior to this plat being forwarded to the County Commission for approval, the applicant was to obtain a County zone change to the appropriate zoning classification. Such a zone change was approved by the County Commission November 18, 1992.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall be submitted to the City.
- C. Since this property will use City of Wichita water supply lines, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording. This guarantee shall be submitted to the City.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall be submitted to the County.
- F. The applicant shall guarantee construction of the storm sewers required by this plat. This guarantee shall be submitted to the County.
- G. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be the urban street paving standard. This guarantee shall be submitted to the County.
- H. Based on the looped street pattern created by Boyd-42nd-Gilda-40th in this addition, the large number of lots with direct access to these streets, and the access out to the adjacent arterials from these streets, relatively large volumes of traffic should be anticipated along these streets. A sidewalk system shall therefore be guaranteed along one side of these streets and may be included in the paving guarantee.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording (both a City and County Certificate).

- J. Prior to submitting the final plat, the applicant was to meet with County Engineering to determine if any traffic improvements are needed along MacArthur Road or Hoover because of this development. As applicable such improvements may be required to be guaranteed as part of this site's improvements. Engineering needs to indicate any improvement requirements.
- K. On the final plat, both the face of the plat and the plattor's text shall indicate the dedication of complete access control to MacArthur and Hoover from all adjacent lots. The final plat tracing should only indicate complete access control from the lots, not across openings for intersecting streets.
- L. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. For the pipeline easements on this property, the final plat shall include in the labeling of the easements the names of the companies benefiting from the easement agreements.
- N. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the County.
- O. 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.
- P. As indicated by the drainage concept, an off-site drainage easement is needed. This easement shall be obtained by separate instrument. The easement should be submitted to the County for review, approval and acceptance (recording). A copy shall be submitted to Planning for the plat file.
- Q. As indicated by City Engineering, 20-foot easements shall be provided for all sanitary sewer lines (for example, to the area indicate as an exception). For areas adjacent to unplatted property, this easement shall either be granted on this plat or the applicant shall submit off-site easements obtained by separate instrument. These easements shall be submitted to Planning for recording with the plat.
- R. The applicant is advised that certain County Commission and County Clerk signatures may need to be amended depending on when this plat is reviewed by the County Commission.

- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.