

November 7, 1996

STAFF REPORT
(One Step Combined Preliminary-Final Plat)

CASE NUMBER: S/D 96- 75 - ST. PETER THE APOSTLE CATHOLIC CHURCH ADDITION .

OWNER/APPLICANT: Attn: Fr. Spexarth, St. Peter's Church, 335 N. Annie, Schulte, KS 67215

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

LOCATION: North of K-42 (MacArthur) and west of Maize Road

SITE SIZE: 26.7 Acres

NUMBER OF LOTS

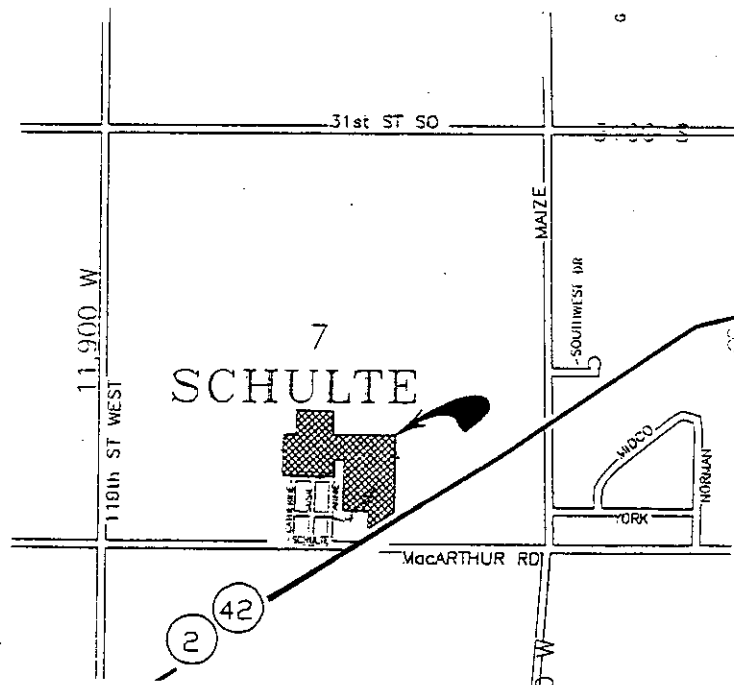
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 26.7 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is being submitted as a one-step, preliminary-final plat. The site is in the County, west of Wichita and adjacent to the unincorporated town of Schulte. Significant development (a Church and related structures) already occupies a portion of the property included in this proposed plat. The plat is being done to apparently allow for a planned expansion involving a free standing structure in an area east of the existing facilities. A large lagoon presently serves the site and it has been indicated that the applicant proposes that the new structure also use the same lagoon.

The area of Schulte was platted in 1906 and replatted again in 1908. Streets dedicated by those plats, such as Peter Ave. adjacent to this plat, were dedicated with only 50 foot rights-of-way. While these local streets in Schulte appear to be the present means of access for the site, this plat is indicating an area of frontage along K-42 with a point of "proposed" access.

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:

Health needs to indicate if this site's proposed additional structure(s) can use the existing lagoon for its on-site sewer facility or if other facilities need to be provided.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. **City Engineering** needs to indicate if this site should provide guarantees for the future extension of municipal services.
- D. **County Engineering** needs to indicate if additional right-of-way, for Peter Ave., should be dedicated from this site. Under "normal" circumstances, unpaved suburban streets require 70-foot of right-of-way. Streets platted for the Schulte site only provided 50-foot rights-of-way.
- E. Prior to this plat being forwarded to the City Council for review, the applicant shall provide documentation or a letter from KDOT indicating that this site has the right to an access opening to K-42 as is being indicated by this plat. If no such access is being allowed, the final plat tracing shall indicate complete access control.
- F. A platting binder has not yet been received for this site and this plat will be subject to review of such platting binder and any relevant conditions found by such review.
- 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 applicant shall install or guarantee the installation of all utilities and facilities which are

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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.)

- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted as a one-step, combined preliminary-final plat, and if approved by the Subdivision Committee the plat will be scheduled for the next MAPC meeting.