

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 14.

May 21, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-51 - MILES COUNTRY LANE ADDITION

OWNER/APPLICANT: Gene Miles, 2148 S. 279th St. West,
Garden Plain, KS 67050

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

LOCATION: East side of 279th St. West, South of 15th St. South

SITE SIZE: 4.31 acres

NUMBER OF LOTS

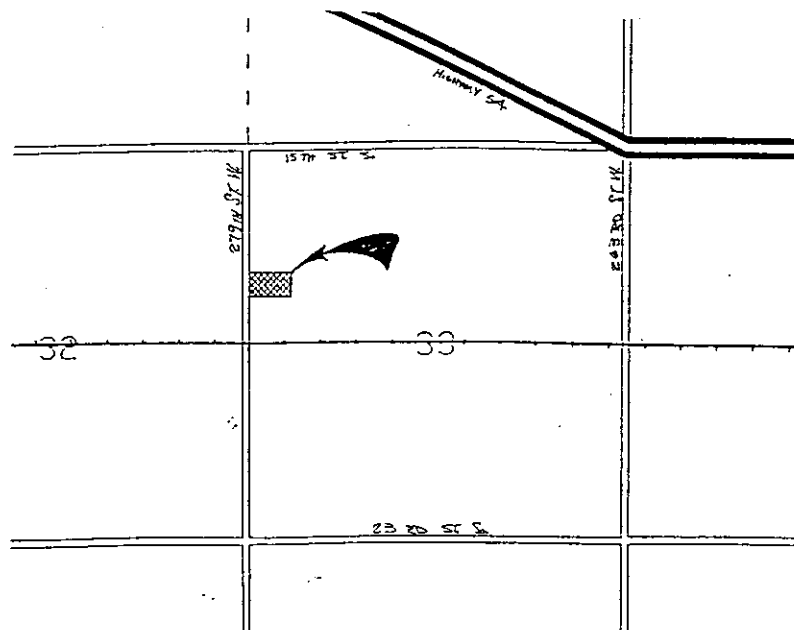
Residential:	2
Office:	
Commercial:	
Industrial:	=
Total:	2

MINIMUM LOT AREA: 1.95 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. It is within the Garden Plain Area of Influence.

MAPD recommends the S/D Committee deny approval of this plat due to: a) noncompliance with dimensional requirements as explained in Item E, b) MAPD's nonsupportive position for a zone change, and c) noncompliance with Subdivision regulations.

Should denial occur, the applicant must first formally request the S/D Committee decision be appealed to the Planning Commission prior to any action being taken by the governing bodies. Should the S/D Committee approve this plat, the following conditions shall apply:

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. The plat shall dedicate access controls along 279th St. West, except for one opening per lot. The final plat tracing shall reference the access controls in the plat's text.
- E. Both proposed lots do not meet the minimum dimensional standards (200 ft. lot width, 2 acres) for the Rural Residential district. Lot 1 contains 84,927 sq. ft (1.949 acres) and 150 ft. lot width. The lot width of Lot 2 is 155 feet.
- F. The lot depth of each lot exceeds its width by more than 2½ times (3.6), and approval of this plat will require a waiver of this Subdivision regulation.
- G. The tie points shall reference "27S".

- H. County Engineering needs to comment on the need for improvements to 279th St. West.
- I. The City Council signature block should be eliminated from the final plat tracing as this plat is beyond three miles from the City's boundary.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.

- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

SANDALWOOD SURVEYING INC.

PO BOX 75053
WICHITA, KS 67275-5053
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Perimeter Closure Computations For:

Miles Country Lane Addition,
Sedgwick County, Kansas.

June, 1998

Pt: 1 SW.CORNER
N= 0.0000
E= 0.0000
ELV= 0.0000
Pt: 2 NW.CORNER
N= 305.5200
E= 0.0000
ELV= 0.0000
Pt: 3 NE.CORNER
N= 305.5200
E= 617.2500
ELV= 0.0000
Pt: 4 SE.CORNER
N= 0.0010
E= 612.8994
ELV= 0.0000
Pt: 5 SW.CORNER
N= 0.0010
E= -0.0006
ELV= 0.0000