

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

September 4, 1997

STAFF REPORT

(Preliminary-Approved 07/24/97, Deferred 8/21/97)

CASE NUMBER: S/D 97-50 TRINITY ACADEMY ADDITION

OWNER/APPLICANT: Peter Ochs, 7623 Champions Ct.,
Wichita, KS 67226
Robert D. Smith, 7325 E. 26th Ct. N.,
Wichita, KS 67226

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson,
Wichita, KS 67214

LOCATION: South of 21st St. North, and West of 127th St. East.

SITE SIZE: 65.2 Acres

NUMBER OF LOTS

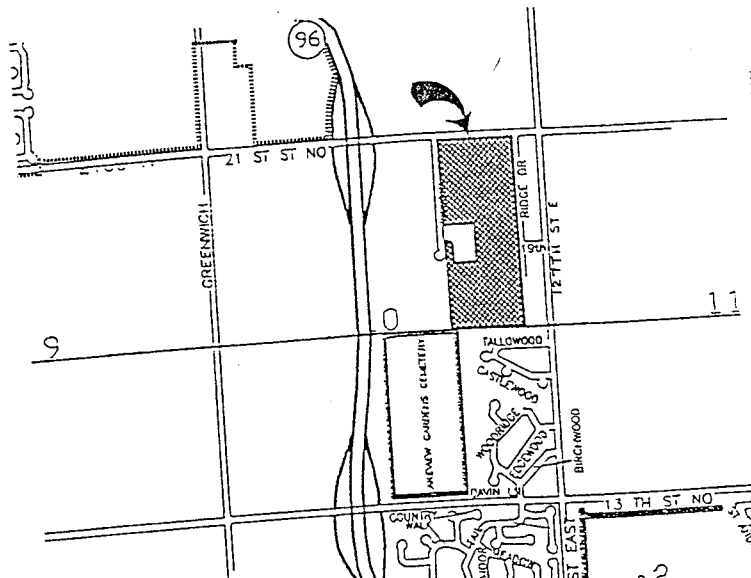
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 65.2 +/- Acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



STAFF COMMENTS:

- A. The applicants shall guarantee the extension of sanitary sewer to serve the lot being platted. The applicants needs to determine if it is to be City or County service.
- B. The applicants should guarantee the extension of City of Wichita water to serve the lots being created, and provide an Outside-the-City Service Agreement.
- C. The applicants shall guarantee any drainage improvements required by the platting of this property.
- D. The applicants shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on any improvements needed to 21st Street N. and the number of acceptable access points to this street. Staff initially recommended additional access points to 21st Street. After a meeting on August 26, staff and the applicants are looking at some other options which are to be discussed at the September 4 meeting. The applicants should guarantee paving of Wawnona from 21st to the schools entrance. A guarantee for a left turn by Wawnona on 21st shall also be provided.

County Engineering asks that the lagoon shown on this property be taken care of, as it belongs to the exception area and not to Trinity Academy. The applicants indicate they will provide the exception area with public sewer service or develop a lagoon on their site. The applicants shall obtain the Health Department's approval for on-site systems.
- G. The applicants shall submit a copy of the instrument which establishes the Shell Pipeline Easement on this property. The applicants' agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- I. The representatives from the **utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
- J. Perimeter closure computations shall be submitted with the final plat tracing.

- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. The applicants are 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 applicants' responsibility to contact all appropriate agencies to determine any such requirements.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicants' drainage plan.
- County Engineering has approved the drainage plan. However, County Engineering requests that floodway reserves be platted as should a minimum pad elevation be worked with County Engineering.
- N. The applicants' 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.
- O. The applicants 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.)
- P. Based on the platting binder, 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- Q. This site is within three miles of the Wichita City Limits and will be forwarded to the City Council. Therefore, the Mayor and City Clerk's signature block shall be added to the plat before the final tracing is submitted.
- R. The spelling of Wawona (Wawnona) should be corrected on the final tracing.

WLS

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 4, 1997

STAFF REPORT

(Preliminary-Approved 07/24/97, Deferred 8/21/97)

CASE NUMBER: S/D 97-50 TRINITY ACADEMY ADDITION

OWNER/APPLICANT: Peter Ochs, 7623 Champions Ct.,
Wichita, KS 67226
Robert D. Smith, 7325 E. 26th Ct. N.,
Wichita, KS 67226

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson,
Wichita, KS 67214

LOCATION: South of 21st St. North, and West of 127th St. East.

SITE SIZE: 65.2 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 65.2 +/- Acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



STAFF COMMENTS:

- A. The applicants shall guarantee the extension of sanitary sewer to serve the lot being platted. The applicants needs to determine if it is to be City or County service.
- B. The applicants should guarantee the extension of City of Wichita water to serve the lots being created, and provide an Outside-the-City Service Agreement.
- C. The applicants shall guarantee any drainage improvements required by the platting of this property.
- D. The applicants shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to comment on any improvements needed to 21st Street N. and the number of acceptable access points to this street. Staff initially recommended additional access points to 21st Street. After a meeting on August 26, staff and the applicants are looking at some other options which are to be discussed at the September 4 meeting. The applicants should guarantee paving of Wawnona from 21st to the schools entrance. A guarantee for a left turn by Wawnona on 21st shall also be provided.

County Engineering asks that the lagoon shown on this property be taken care of, as it belongs to the exception area and not to Trinity Academy. The applicants indicate they will provide the exception area with public sewer service or develop a lagoon on their site. The applicants shall obtain the Health Department's approval for on-site systems.
- G. The applicants shall submit a copy of the instrument which establishes the Shell Pipeline Easement on this property. The applicants' agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. Perimeter closure computations shall be submitted with the final plat tracing.

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

- L. The applicants are 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 applicants' responsibility to contact all appropriate agencies to determine any such requirements.

- M. The representatives from County Engineering should be prepared to comment on the status of the applicants' drainage plan.

County Engineering has approved the drainage plan. However, County Engineering requests that floodway reserves be platted as should a minimum pad elevation be worked with County Engineering.

- N. The applicants' 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.

- O. The applicants 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.)

- P. Based on the platting binder, 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

- Q. This site is within three miles of the Wichita City Limits and will be forwarded to the City Council. Therefore, the Mayor and City Clerk's signature block shall be added to the plat before the final tracing is submitted.

- R. The spelling of Wawona (Wawnona) should be corrected on the final tracing.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

July 24, 1997

STAFF REPORT
(Preliminary)

CASE NUMBER: S/D 97-50 TRINITY ACADEMY ADDITION

OWNER/APPLICANT: Peter Ochs, 7623 Champions Ct.,
Wichita, KS 67226
Robert D. Smith, 7325 E. 26th Ct. N.,
Wichita, KS 67226

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson,
Wichita, KS 67214

LOCATION: South of 21st St. N and West of 127th St. E

SITE SIZE: 65.2 acres

NUMBER OF LOTS

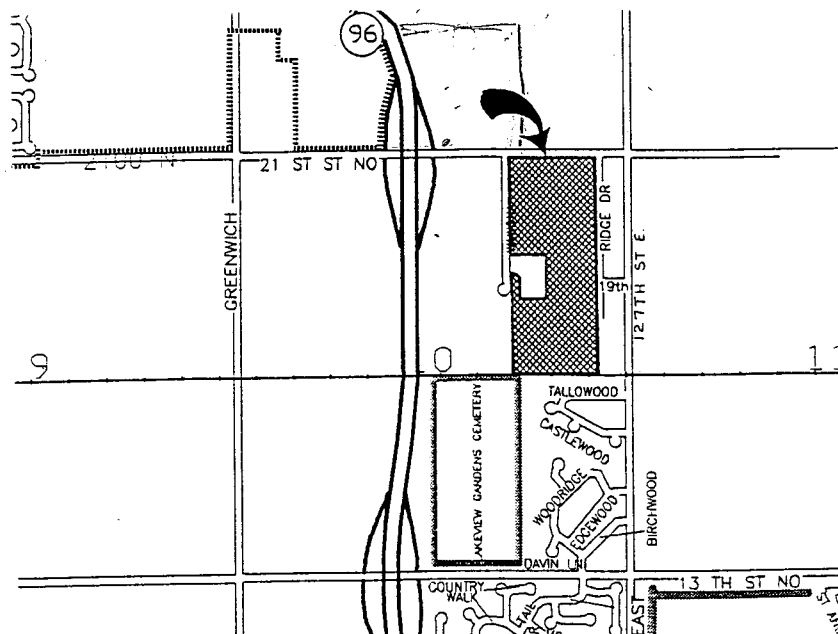
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 65.2 +/- acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



Preliminary Plat of TRINITY ACADEMY ADDITION
July 24, 1997 - Page 2

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. Rural water is available for this site. County Engineering needs to comment on the need for any additional guarantees needed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to comment on any improvements needed to 21st Street N. and the number of acceptable access points to this street.
- H. The applicant shall submit a copy of the instrument which establishes the Shell Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- I. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.

- N. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan.
- O. 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.
- P. 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.)
- Q. Based on the platting binder, 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

August 21, 1997

STAFF REPORT

(Preliminary-Approved 07/24/97)

CASE NUMBER: S/D 97-50 TRINITY ACADEMY ADDITION

OWNER/APPLICANT: Peter Ochs, 7623 Champions Ct.,
Wichita, KS 67226
Robert D. Smith, 7325 E. 26th Ct. N.,
Wichita, KS 67226

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson,
Wichita, KS 67214

LOCATION: South of 21st St. N and West of 127th St. E

SITE SIZE: 65.2 acres

NUMBER OF LOTS

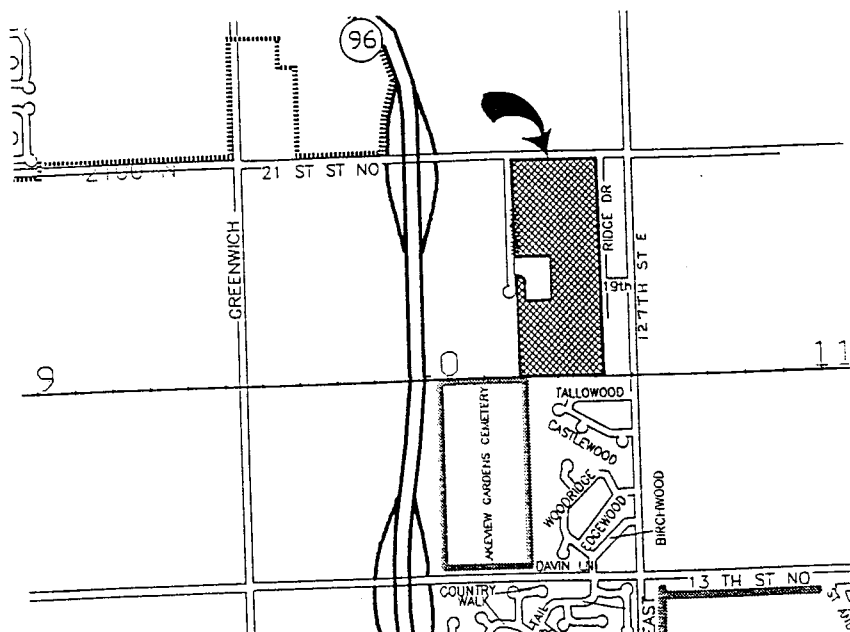
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 65.2 +/- acres

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-20" Single Family

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This service agreement will be with the City of Wichita.
- B. The applicant should guarantee the extension of City of Wichita water to serve the lots being created, and provide an outside the City service agreement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to comment on any improvements needed to 21st Street N. and the number of acceptable access points to this street. No access to 21st Street, and the applicant should guarantee paving of Wawnona from 21st to the schools entrance. A guarantee for a left turn by Wynna on 21st shall also be provided.
- H. The applicant shall submit a copy of the instrument which establishes the Shell Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- I. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.

- N. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan.
- O. 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.
- P. 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.)
- Q. Based on the platting binder, 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- R. This site is within three miles of the Wichita City Limits and will be forwarded to the City Council. Therefore, the Mayor and City Clerk signature block shall be added to the plat before the final tracing is submitted.
- S. The spelling of Wawona (Wawnona) should be corrected on the final tracing.

