

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

July 7, 1994

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 94-46 OATVILLE SCHOOL ADDITION

OWNER/APPLICANT: Haysville Unified School District #261, 1745 W. Grand, Haysville, KS 67060-1234

AGENT: Don Frazier, Business Manager, 1745 W. Grand, Haysville, KS 67060-1234

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

LOCATION: South of MacArthur and west of Hoover Road

SITE SIZE: 8 Acres

NUMBER OF LOTS

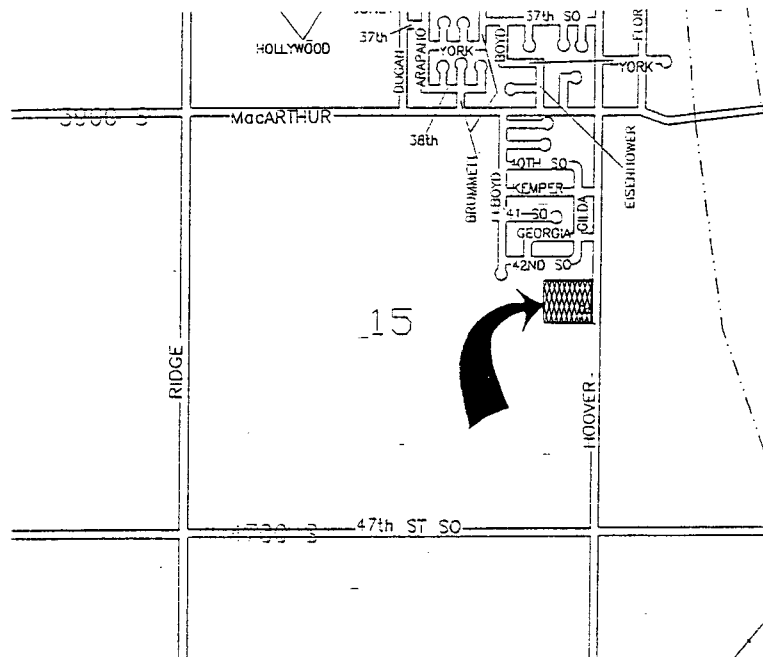
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 7.4 Acres

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "R-1" County Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

Note: The northwest corner of this property (a triangle 270 feet long on the north property line and 160 feet along the west property line) is zoned "R." R-1 zoning is required for a school. As long as this portion of the site is not used for school purposes a rezoning would not be a requirement of this plat.

- A. - City Engineering needs to comment on the adequacy of existing petitions guaranteeing extension of City of Wichita water and sanitary sewer service. If not already executed, an outside-the-city sewer and water service application shall be submitted for recording. If public sewer and water will not be available, Health needs to comment on the adequacy of on-site facilities.
- B. - County Engineering needs to comment on right-of-way, accel- or decel- lanes, signalization and access control.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. 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.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations) shall be met.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Director for recording.
- G. 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.
- H. The representative from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

May 21, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/7/94)

CASE NUMBER: S/D 94-46 OATVILLE SCHOOL ADDITION

OWNER/APPLICANT: Haysville Unified School District #261, 1745 W. Grand,
Haysville, KS 67060-1234

AGENT: Don Frazier, Business Manager, 1745 W. Grand,
Haysville, KS 67060-1234

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

LOCATION: West side of Hoover, South of MacArthur

SITE SIZE: 8 Acres

NUMBER OF LOTS

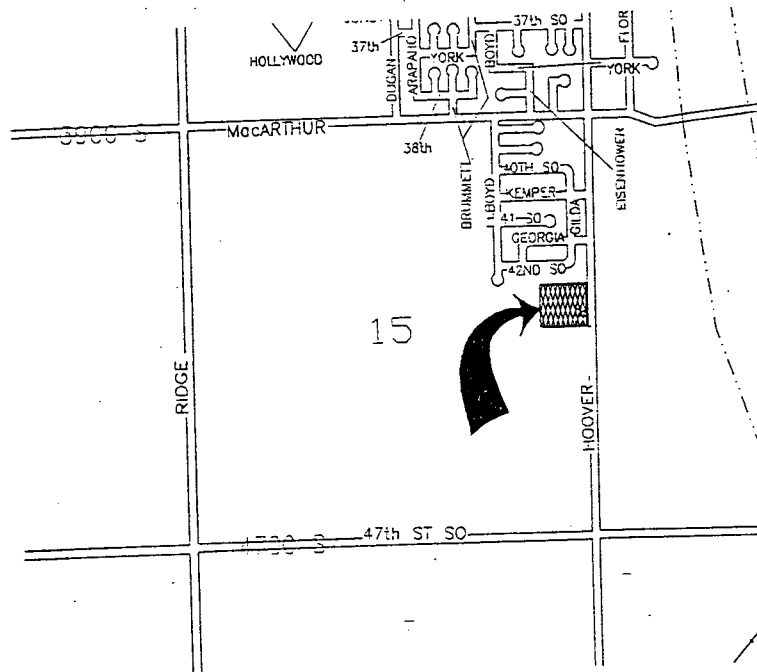
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 7.4 Acres

CURRENT ZONING: SF-20, Single-Family Residential
RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP:



STAFF COMMENTS:

Note: This site is located in the County within three miles of the City's boundary in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The northwest corner of this property (a triangle 270 feet long on the north property line and 160 feet along the west property line) is zoned RR, Rural Residential.

- A. City Engineering needs to comment on the feasibility of sanitary sewer and City water service for this site. If public sewer and water will not be available, County Health needs to comment on the adequacy of on-site facilities. *SS & W have been extended.*
- 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 three openings proposed along Hoover. Both the plat's text and face of the plat shall indicate the dedication of access controls.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. The City Council signature block needs to be included on the final plat tracing as this site is located within three miles of the City's boundary.
- F. The point of beginning on the drawing shall reference "28S".
- G. 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.)
- H. 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.
- I. 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.
- 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 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. 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.

- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.