

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 9  
JUNE 14, 2002**

**STAFF REPORT  
(ONE-STEP FINAL PLAT)**

**CASE NUMBER:** SUB 2002-60 -- ALBERT ACRES ADDITION

**OWNER/APPLICANT:** Lawrence and Winifred Albert, 916 N. Robin Road, Wichita, KS 67212;  
Don Albert, 12306 Jayson, Wichita, KS 67235

**SURVEYOR/ENGINEER:** Austin Miller, Inc, Attn: Tim Austin, 355 N. Waco, Suite 200, Wichita, KS 67202

**LOCATION:** East side of 151st Street West, South of Central

**SITE SIZE:** 5 Acres

**NUMBER OF LOTS**

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

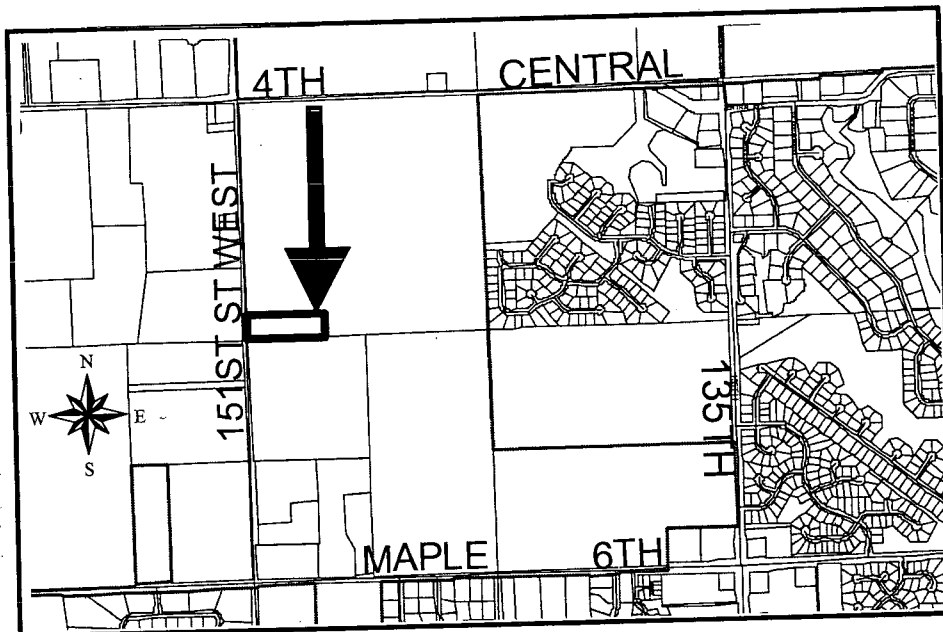
**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

*265-2870*

**VICINITY MAP**



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**NOTE:** This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services.
- B. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. MAPD recommends that since this plat is located in an area where public services are planned to be available for higher density development, in accordance with the Subdivision Regulations, the Applicant shall plat lots so they may be readily converted to urban-type building sites without replatting. A restrictive covenant shall be submitted tying the lots together and limiting the site to one dwelling unit until municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future street and setbacks.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Floodway drainage is needed across portions of the plat. Boundaries are to be determined by applicable drainage plan.**
- F. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along 151st Street West.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- H. In the owner's certificate the word Wichita needs to be removed.
- I. The southwest corner of the plat section corner needs to be labeled as the southwest corner of the northwest quarter.
- J. Access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection preferable before the start of any above grade construction work. Such drive to be installed according to fire department specifications.
  - 1. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.

2. To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of four inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- K. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement and appropriate recording information shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- L. The applicant shall submit a copy of the instrument that establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- N. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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. 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.
- Q. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

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- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.