

STAFF REPORT
(REVISED ONE-STEP FINAL PLAT, DEFERRED 7/18/02, 6/14/02)

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 St. West, South of Central

SITE SIZE: 5 acres

NUMBER OF LOTS

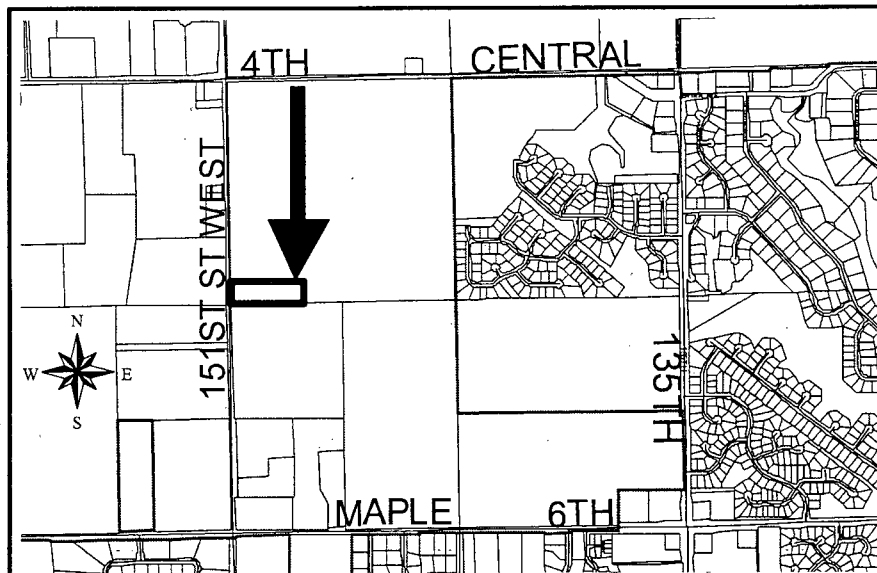
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>

MINIMUM LOT AREA: 20,001 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

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. 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. A restrictive covenant is needed limiting the site to one dwelling unit.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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 has platted 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 the property is annexed, and 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 streets, easements and setbacks and limit future development until submittal of a paving petition.
- E. 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. **MAPD and County Engineering recommend that the street dedication be platted on-site in order to increase conformity with this standard.**
- F. If permitted off-site, the contingent street right-of-way shall be increased to 70 feet and referenced in the plat's text.
- G. The labelling of the entire plat as "Lot 1" should be deleted.
- H. The plat's text should reference "lots".
- I. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The plat needs to reflect floodway reserves to carry off-site drainage through the plat. The drainage plan needs to be revised to reflect the ultimate lot layout.**
- J. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.

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- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

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- K. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along 151st St. West. MAPD recommends that the opening would be required to be closed upon construction of the new street.
- L. In the owner's certificate, the word Wichita needs to be removed.
- M. The southwest corner of the plat section corner needs to be labeled as the southwest corner of the northwest quarter.
- N. **County Fire Department** requests a restrictive covenant which requires the access driveways to any structure in excess of 150 feet from the edge of the "contingent street dedication" be installed prior to the start of any above grade construction work . Such access driveway to be installed according to fire department specifications when the contingent street dedication is activated. The covenant needs to also require the installation of the street in accordance with county roadway specifications prior to development of the individual lots. The access driveway specifications are:
- a) 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.
 - b) The surface will need 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 4 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).
- O. **County GIS** needs to comment on the street name. **The new street should be named Bluegrass.**
- P. 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.
- Q. The applicant shall submit a copy of the instrument which 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.
- R. 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.
- S. 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.
- T. 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.)