

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2000-13 -- ALFIERI ACRES ADDITION

OWNER/APPLICANT: Salvator and Sharon Alfieri, 8222 S. 143<sup>rd</sup> St. South, Derby, KS 67037

SURVEYOR/ENGINEER: Parsons Brinckerhoff, 225 N. Market, #350, Wichita, KS 67202

LOCATION: East side of 143<sup>rd</sup> St. East, South of 79<sup>th</sup> St. South

SITE SIZE: 56.93 Acres

NUMBER OF LOTS

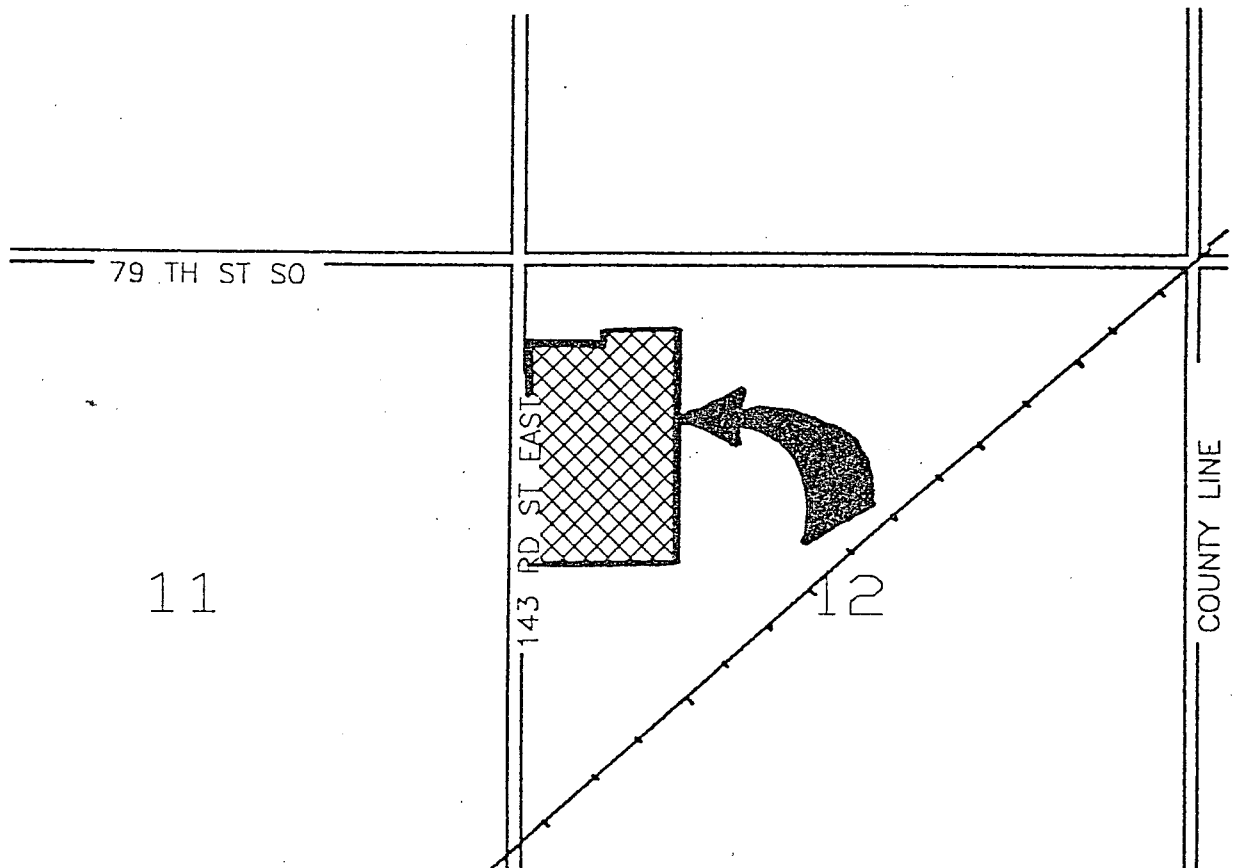
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 4.5 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. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

**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 concept. *A dedicated Floodway Reserve is required along the south line of Lot 8. The Applicant shall coordinate the modification or removal of terraces with NRCA.*
- D. The final plat shall contain the standard floodway language in the plat's text.
- E. Complete access control shall be dedicated along the site's frontage to 143<sup>rd</sup> St. East.
- F. The street name Springdale shall be replaced with 143<sup>rd</sup> St. East.
- G. **County Engineering** needs to comment on the need for additional street right-of-way. *50-ft of half-street right-of-way shall be dedicated for 143<sup>rd</sup> St. East.*
- H. **County Engineering** recommends the elimination of 83<sup>rd</sup> St. South to be replaced with a loop street connecting the north and south terminus of Gordin Circle/Court with 143<sup>rd</sup> St. East.
- I. **County Fire Department/County Engineering** needs to comment on the plat's street names. *It is recommended that Gordin Court/Circle be replaced with another name as Gordon St. exists in Wichita.*
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The Applicant shall guarantee the installation of the proposed interior streets to the suburban gravel street standard.
- L. The tie points shall reference the quarter section.
- M. A legal description of the plat is needed.
- N. **County Engineering** requests that the existing road easement to the east shall be replaced with a dedicated street right-of-way.
- O. 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.

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