

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-90 -- ALL BOER LAND ADDITION

OWNER/APPLICANT: James M. and Mary Lou Voegeli, 5007 N. 199th W., Colwich, KS 67030

SURVEYOR/ENGINEER: Garber Surveying Service, Attn: Dan Garber, P.A., 423 W. 1st, Hutchinson, KS 67501

LOCATION: West of Tyler Road, South side of 53rd St. North

SITE SIZE: 5 Acres

NUMBER OF LOTS

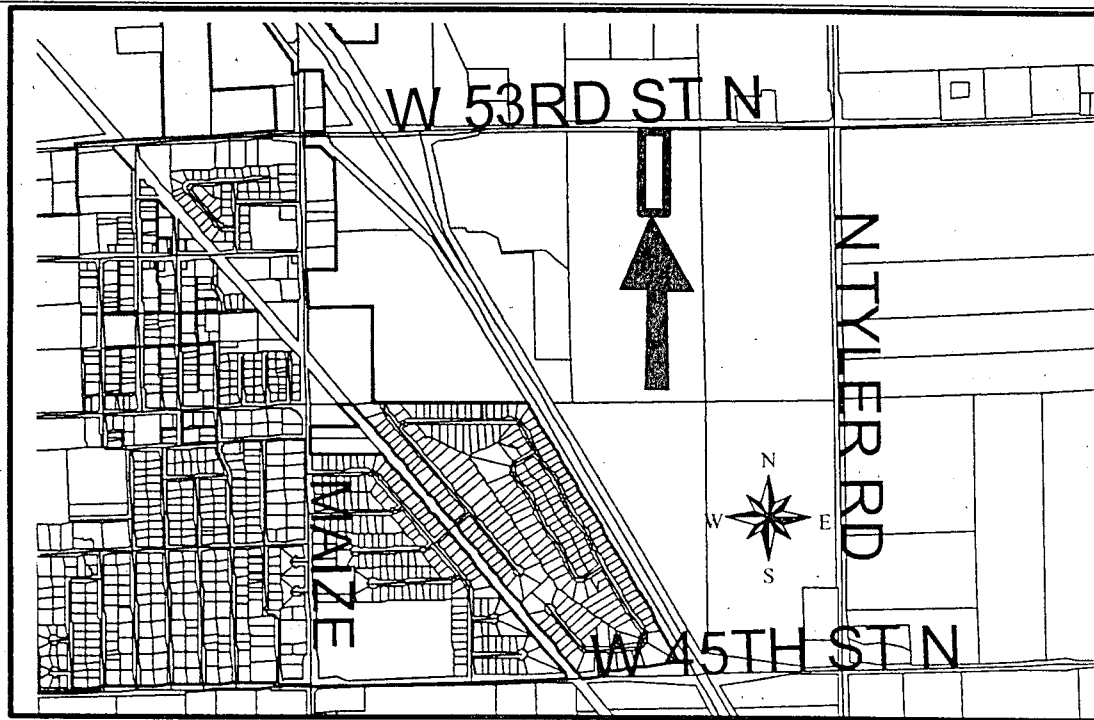
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: OW, Office Warehouse

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Maize Area of Influence. The site has been approved for a zone change (ZON 2001-17) from RR, Rural Residential to OW, Office Warehouse for a contractor's office/storage.

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. Health Department needs to comment on the need for a restrictive covenant that prohibits non-domestic uses on the site until public sewer is available.
- B. City Water Department requests a petition for future extension of City 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. County Engineering needs to comment on the status of the applicant's drainage plan. A floodway reserve is needed in the central portion of the plat. A drainage plan is needed.
- E. County Engineering advises that 53rd St. North is an FAS route and the Applicant will need to dedicate a 60-ft street right-of-way. The plat's text shall reference such dedication as being to and for the use of the public.
- F. Access controls need to be dedicated along 53rd St. North, and shall be referenced on the face of the plat and in the plat's text. County Engineering has permitted one opening along 53rd St. North.
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications and in accordance with the Zoning Code (20 feet wide paved surface with applicable turnaround).
- H. The Applicant is advised that if platted, the building setbacks may be reduced to 35 feet to conform with the Zoning setback standard for County section line roads.
- I. The Applicant is advised that in regard to the building within the building setback, that while such areas of the existing structures may be retained, no enlargement of the buildings in such areas will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.
- J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

SUB 2001-90 -- One-Step Final Plat of ALL BOER LAND ADDITION
August 30, 2001 - Page 3

- K. The Maize Planning Commission certification, Maize governing body certification and Maize city attorney's certification may be eliminated.
- L. The Wichita City Council certification needs to be added as this plat is located within three miles of the City of Wichita. The signature block should denote "At the direction of the City Council" above the signature line of the City Manager.
- M. The owners certification and plat title need to be revised to reference "All Boer Land Addition".
- N. 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.
- O. 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.
- P. The final plat tracing shall include language in the plat's text 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2001-90 -- One-Step Final Plat of ALL BOER LAND ADDITION
August 30, 2001 - Page 4

- X. 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.

- Y. 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.