

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-35 -- ALLEN ESTATES ADDITION

OWNER/APPLICANT: Milne and Inez Allen, 1201 E. 117th Street North, Sedgwick, KS 67135

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: Southwest corner of 117th Street North and Hydraulic

SITE SIZE: 30.44 Acres

NUMBER OF LOTS

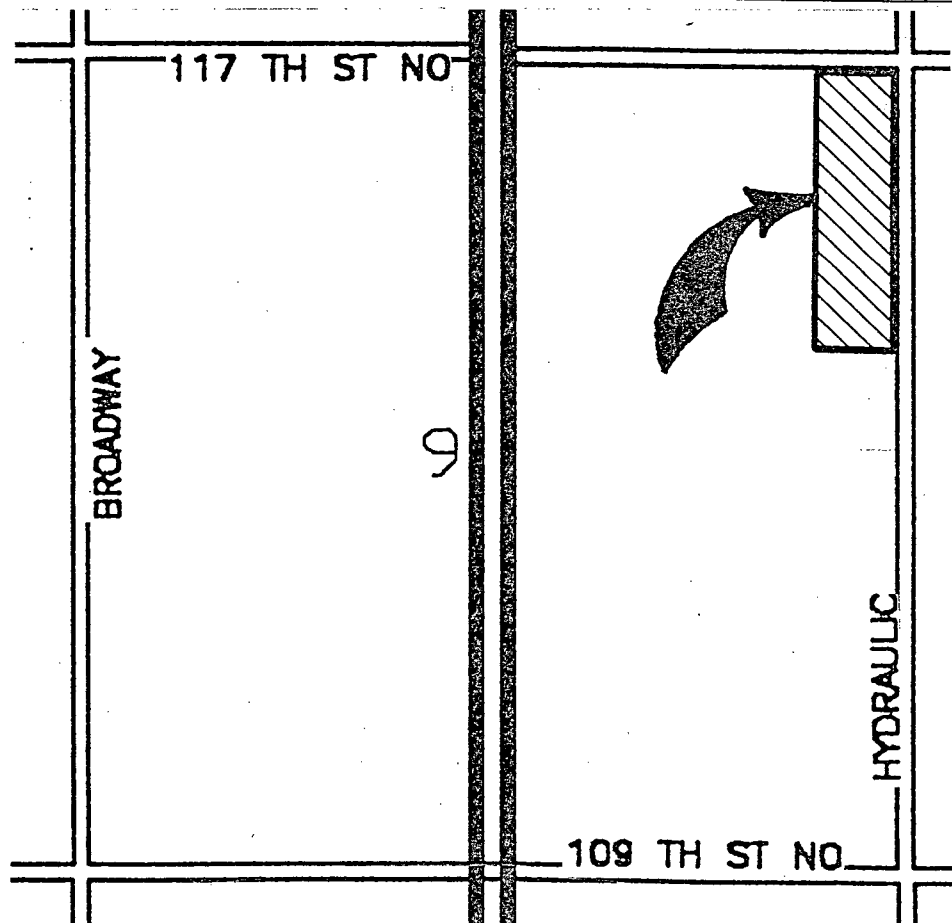
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 4.544 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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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 plan. *A Floodway reserve needs to be platted along the north half of Lot 2 to follow the existing drainage pattern.*
- D. County Engineering needs to comment on the access controls. The plat proposes 200 feet of complete access control from the intersection. MAPD recommends three joint openings. Three joint access easements shall be platted and established by separate instrument.
- E. The plat shall indicate the dedication of additional right-of-way. 75 feet of half street right-of-way is required within 250 feet from the intersection of the street centerlines, tapering to 50 feet of half street right-of-way at a distance of 350 feet.
- F. The contingent dedication of right-of-way shall be relocated between Lots 3 and 4. The plat's text shall specify that the contingent dedication of right-of-way will become effective upon the platting of an adjacent subdivision having a connecting street.
- G. The plat legend should reference "CM".
- H. The right-of-way width denoted east of Lot 1 needs to be revised to "50'".
- I. The southeast section corner needs labeled as "SE".
- J. In accordance with the Zoning regulations, the building setback from County section line roads needs to be increased to 35 feet.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for County Commissioners consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- L. 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.
- M. 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.)

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