

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15.

June 4, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-61 - CASTLEBERRY ADDITION

OWNER/APPLICANT: Ben Castleberry, 1003 N. Broadway, Herington, KS 67449

SURVEYOR/ENGINEER: Kaw Valley Engineering, Attn: John L. Sheets, 2319 N. Jackson, Junction City, KS 66441

LOCATION: East side of Broadway, South of 117th St. North

SITE SIZE: 20 acres

NUMBER OF LOTS

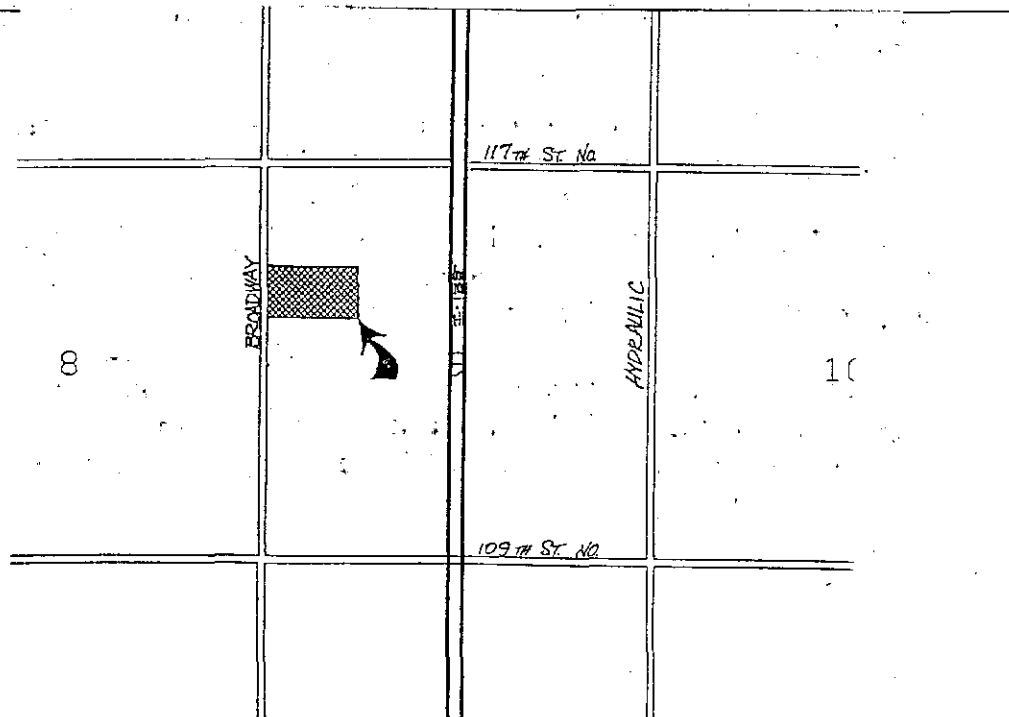
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 20 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: RR, Rural Residential
LI, Limited Industrial

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. A portion of this site (8.6 acres) has been approved for a zone change (SCZ-0742) from RR, Rural Residential to LI, Limited Industrial along with a Protective Overlay district incorporating use and gross floor area limitations.

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.
- D. The County Commissioners and County Clerk signature blocks need to be revised by including the correct names. A signature block underneath the Register of Deeds for the Deputy, Michael Hurtt needs to be added.
- E. The preliminary plat denotes one existing driveway. On the final plat tracing, both the face of the plat and the plat's text shall dedicate access controls along Broadway except for one opening.
- F. County Engineering needs to comment on the need for improvements to Broadway.
- G. A Notice of Protective Overlay document shall be submitted indicating the Protective Overlay has been filed with MAPD
- H. 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.
- I. 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.

- J. 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.
- K. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.