

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-28 -- FURLEY UNITED METHODIST CHURCH ADDITION

OWNER/APPLICANT: Furley United Methodist Church, 400 East 4th Street, Furley, KS 67147

SURVEYOR/ENGINEER: Craig Moehring, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Northeast corner of 101st St. North and Greenwich Road

SITE SIZE: 11.8 acres

NUMBER OF LOTS

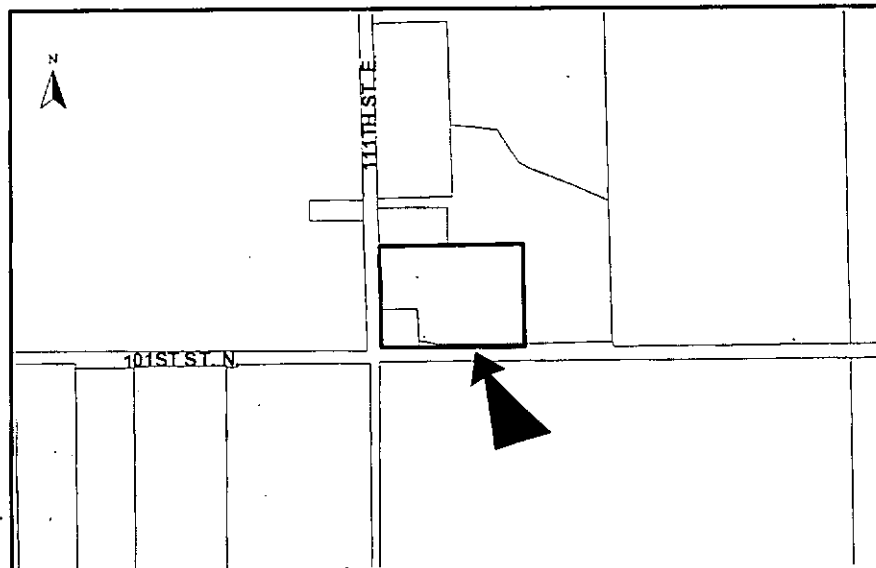
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 10.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The Applicant has requested a Conditional Use for a church.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 9. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- 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 drainage plan is needed. A drainage easement or floodway reserve is needed across the northwest corner of the plat.*
- E. County Engineering needs to comment on the access controls. The plat's text and site plan denote one opening along both 101st Street North and Greenwich. *County Engineering has requested complete access control to Greenwich Road and 660 feet complete access control on 101st Street North from Greenwich Rd.*
- F. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- G. The applicant shall contact the Sedgwick County Fire Department concerning an alternate water supply for fire suppression.
- H. County Engineering has requested additional right-of-way along both arterials. The Access Management Regulations requires a 60-foot half-street right-of-way width along rural arterials. The Regulations also require a 75-foot arterial intersection right-of-way and an additional 25-foot x 25-foot corner clip at the intersection. The plat's text shall note the dedication of the streets to and for the use of the public.
- I. The MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- J. The signature line for the County Commissioners Chairman needs to reference "David M. Unruh".
- K. The Applicant is advised that if platted, the building setbacks may be reduced to 85 feet from the centerline of the section line roads to conform to the Zoning setback standards.
- L. "Lot, Block, and Street" shall be referenced in the plat's text.
- M. 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.

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- N. The platlor'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.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT

(Revised One-Step Final Plat, Deferred 4/7/05)

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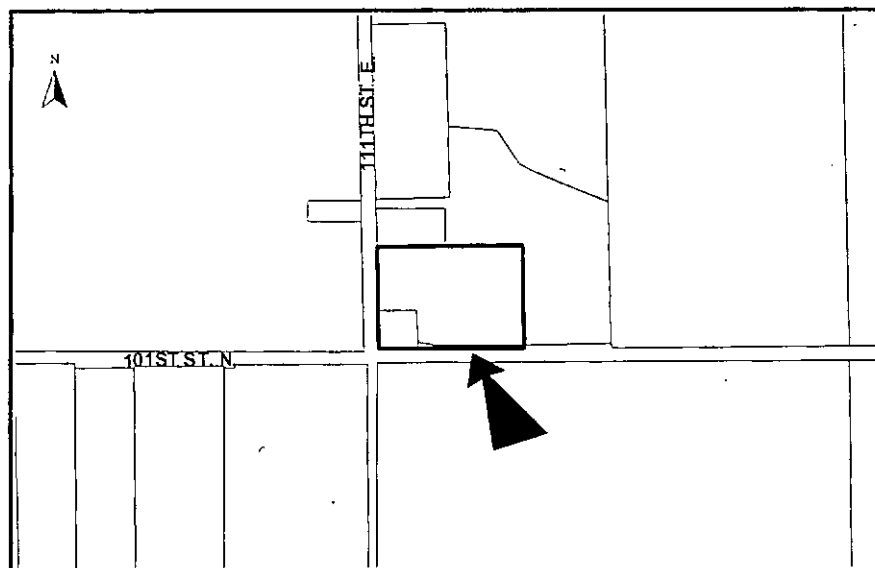
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PROPOSED ZONING: Same

VICINITY MAP



June 2, 2005

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NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The Applicant has requested a Conditional Use for a church.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 9. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection. *The applicant proposes to connect to rural water system.*
- 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 drainage plan is needed. Minimum pads need to be established.*
- E. The Applicant shall contact Sedgwick County Fire Department. Onsite water for fire protection is required.
- F. An onsite benchmark is needed.
- G. County Engineering needs to comment on the access controls. The plat denotes one opening along both 101st St. North and Greenwich. *County Engineering has requested complete access control to Greenwich Rd, and 660' complete access control on 101st St. North from Greenwich Rd.*
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. County Engineering has requested additional right-of-way along both arterials. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials. The Regulations also require a 75-ft arterial intersection right-of-way and an additional 25-ft x 25-ft corner clip at the intersection.

The street dedications have been provided as requested.
- J. The Applicant is advised that if platted, the building setbacks must 85 feet from the centerline of perimeter streets to conform with the Zoning setback standard for County section line roads.
- K. 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.
- L. The platting 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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June 2, 2005

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- M. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- 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.
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