

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2003-101 -- HEAVEN'S GATE ADDITION

OWNER/APPLICANT: Linda K. Patrick, 3333 S. Webb, Wichita, KS 67210; Donna M. Casteneda, 1823 S. Red Oaks, Wichita, KS 67207

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

LOCATION: South of 31st St. South, West side of Webb

SITE SIZE: 8.97 Acres

NUMBER OF LOTS

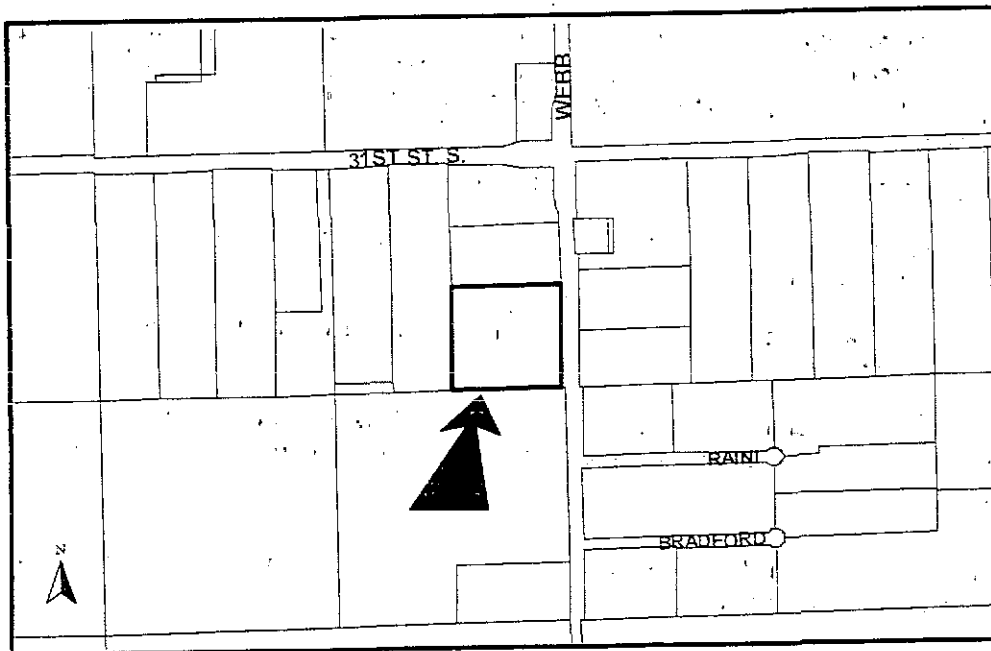
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 19,488 Sq.Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. A conditional use has been proposed to permit a temporary manufactured home and a temporary accessory manufactured home dwelling in conjunction with a new residence on the property.

Since this plat is located in an area where public services are planned to be available for higher density development, "lot bundling" has been provided so the building site may be readily converted to urban-scale lots without replatting. The plat contains a contingent street dedication and building setbacks to facilitate subdivision into smaller lots in the future.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- C. Easements for future water and sewer services will be needed.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. *The floodway should be included in lot(s) or as a separate reserve on the plat to be owned by a Homeowners Association. A drainage plan is required that addresses terraces and the grassed waterway.*
- F. **County Surveying** has advised that the plat does not close.
- G. **County Engineering** recommends elimination of 33<sup>rd</sup> St. and turning 32<sup>nd</sup> south at the west line of plat to avoid drainage issues.
- H. Vacation language needs to be added to the plattors text due to the vacation of the existing floodway reserve.
- I. The plattors text shall be revised to replace "or" with "and" in the contingent dedication language in order that sewer and water availability along with an adjoining plat will trigger the dedication.
- J. The plattor's text shall include the standard floodway language referencing ownership and maintenance responsibilities.

- K. County Engineering needs to comment on the access controls. The plat denotes one opening along Webb Road. The existing opening to Lot 2 along Webb shall be a temporary opening to be closed upon removal of the mobile home and shall be referenced in the plat's text. The opening to Lot 1 shall be at least 330 feet south of 32<sup>nd</sup> St. (measure from the centerline).
- L. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along 32<sup>nd</sup> St. South from Webb Road.
- M. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- N. Additional right-of-way is needed along Webb Road. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban/rural arterials.
- O. The Applicant shall submit a restrictive covenant tying the lots together and limiting the site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. The covenant shall also restrict the location of structures on this plat to avoid interference with the possible future streets, easements and setbacks and limit future development until submittal of a paving petition.
- P. A guarantee for the removal of the lagoon and fences from the road right-of-way is needed at the time the contingent dedication is activated
- Q. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat. The signature line for the City Clerk needs to reference "Karen Schofield". The signature line for the Mayor needs to reference "Carlos Mayans, Mayor".
- R. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- S. The signature line for the County Commissioners Chair needs to reference Tim R. Norton".
- T. On the final plat tracing, the plat's text shall reference Heavens Gate Addition.
- U. GIS needs to comment on the plat's street names.
- V. 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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- W. 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.
- X. 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.)
- Y. 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.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

