

STAFF REPORT  
(PRELIMINARY PLAT)

**CASE NUMBER:** SUB 2002-30 -- LA DEL MANOR ADDITION

**OWNER/APPLICANT:** ARC SPEII, LLC, Attn: Stan Lawrence, P.O. Box 361, Andover, KS 67002

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North side of Maple, West side of 167th St. West

**SITE SIZE:** 33.59 Acres

**NUMBER OF LOTS**

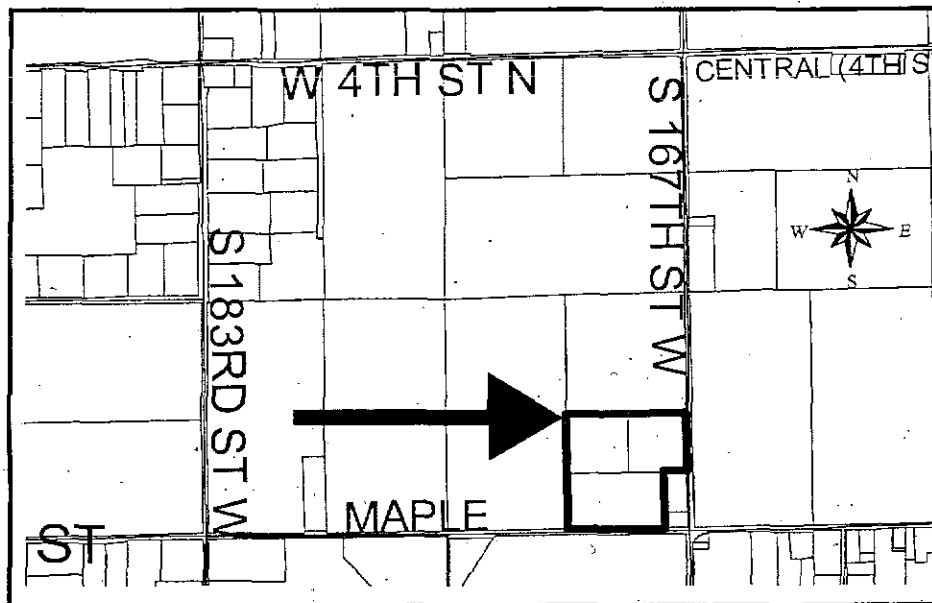
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 15.77 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** MH, Manufactured Housing

**VICINITY MAP**



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. The site has been approved for a zone change (ZON 2001-51) from RR, Rural Residential to MH, Manufactured Housing for the expansion of a manufactured home park. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan and also within the proposed location of the Northwest Bypass. It is located in the Goddard Area of Influence.

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

**STAFF COMMENTS:**

- A. Sanitary sewer services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. The existing site is currently served by Rural Water District No. 4. County Engineering advises that water for fire protection needs to be brought to the site. City Water and Sewer Department has advised that adequate pressures and volumes are needed for fire hydrants for redevelopment of the existing site and for the additional development.
- C. City Water Department requests a petition for extension of City water services.
- 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 concept. County Engineering needs a drainage plan.
- F. County Engineering needs to comment on the access controls. The plat and site plan propose two access openings along Maple, and one opening along 167th St. West. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the platlor's text.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. County Engineering needs to comment on the need for additional right-of-way along Maple. The Subdivision Regulations require a 75-ft half street right-of-way at the intersection of arterials tapering to 50 feet at a distance of 350 feet from an arterial intersection centerline. County Engineering has required a portion of the major intersection taper right of way for the southeast corner of Lot 1. An additional 10-ft of right-of-way is required along 167<sup>th</sup> St.
- I. County Fire Department has advised that access roads to be built according to fire department specifications.
- J. The platlor's text shall note the dedication of the street to and for the use of the public.
- K. 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.

- L. The Applicant is advised that if platted, the building setbacks must be 35 feet along Maple and 167<sup>th</sup> St. West to conform with the Zoning setback standard for County section line roads. The site plan should be revised accordingly.
- 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.
- N. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- O. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- P. 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.
- 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.

- 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.

STAFF REPORT  
(FINAL PLAT, PRELIMINARY PLAT APPROVED 4/11/02)

CASE NUMBER: SUB 2002-30 -- LA DEL MANOR ADDITION

OWNER/APPLICANT: ARC SPEII, LLC, Attn: Stan Lawrence, P.O. Box 361, Andover, KS 67002

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of Maple, West side of 167th St. West

SITE SIZE: 33.59 acres

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Residential:	2
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Industrial:	
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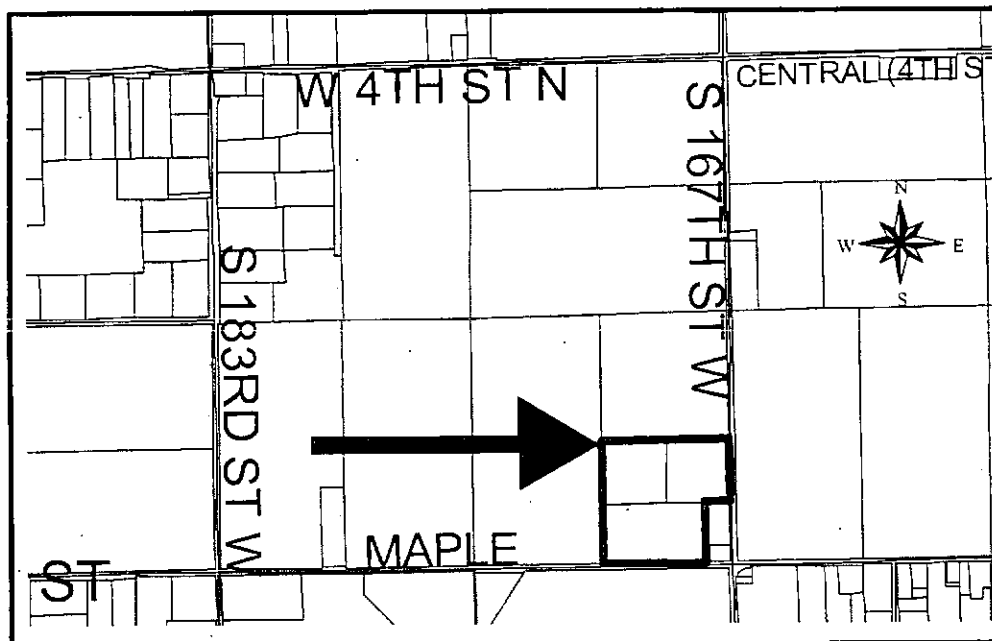
MINIMUM LOT AREA: 15.77 acres

CURRENT ZONING: RR, Rural Residential

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VICINITY MAP



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. The site has been approved for a zone change (ZON 2001-51) from RR, Rural Residential to MH, Manufactured Housing for the expansion of a manufactured home park. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan and also within the proposed location of the Northwest Bypass. It is located in the Goddard Area of Influence.

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

**STAFF COMMENTS:**

- A. Sanitary sewer services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. The existing site is currently served by Rural Water District No. 4. **County Engineering advises that water for fire protection needs to be brought to the site. City Water and Sewer Department has advised that adequate pressures and volumes are needed for fire hydrants for redevelopment of the existing site and for the additional development.**
- C. **City Water Department** requests a petition for future extension of City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that additional right-of-way may need to be acquired by KDOT for the proposed Northwest Bypass interchange.
- F. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan has been approved.**
- G. The plat and site plan propose two access openings along Maple, and one opening along 167th St. West. **Access controls have been approved.**
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. **Applicant shall meet with County Engineering regarding the timing of this requirement.**
- I. **County Engineering has required a portion of the major intersection taper right of way for the southeast corner of Lot 1. An additional 10-ft of right-of-way is required along 167<sup>th</sup> St.**  
  
The additional right-of-way has been platted as requested.
- J. **County Fire Department** has advised that access roads to be built according to fire department specifications.
- K. The Applicant is advised that if platted, the building setbacks must be 35 feet along both Maple and 167<sup>th</sup> St. West to conform with the Zoning setback standard for County section line roads.

SUB 2002-30 -- Final Plat of LA DEL MANOR ADDITION  
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- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- N. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- O. All structures need to be removed from the right-of-way. *Applicant shall meet with County Engineering regarding the timing of this requirement.*
- P. The signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.

- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. **Southwestern Bell has requested easements to cover existing facilities and additional utility easements for the future development. These easements may be dedicated at time of site development.**
- Z. 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.

Closure

CLOSURE - LA DEL MANOR ADDITION

PT 01	North: 4829.8899		East : 15629.1007
Line	Course: N 90-00-00 W	Length: 1041.2200	
PT 02	North: 4829.8899		East : 14587.8807
Line	Course: N 00-08-29 W	Length: 1312.6100	
PT 03	North: 6142.4959		East : 14584.6416
Line	Course: N 89-47-15 E	Length: 1314.9600	
PT 04	North: 6147.3728		East : 15899.5925
Line	Course: S 00-11-02 E	Length: 657.7900	
PT 05	North: 5489.5862		East : 15901.7037
Line	Course: S 89-59-34 W	Length: 274.8900	
PT 06	North: 5489.5516		East : 15626.8137
Line	Course: S 00-11-56 E	Length: 659.6600	
PT 01	North: 4829.8956		East : 15629.1035