

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2004-143 -- PRAIRIE CROSSING SECOND ADDITION

**OWNER/APPLICANT:** Hudson Fahnestock et al, 1726 Winterset Circle, Goddard, KS 67052

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

**LOCATION:** South side of Central, West of 151st St. West

**SITE SIZE:** 43 acres

**NUMBER OF LOTS**

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<b>13 building sites, 25 total lots</b>

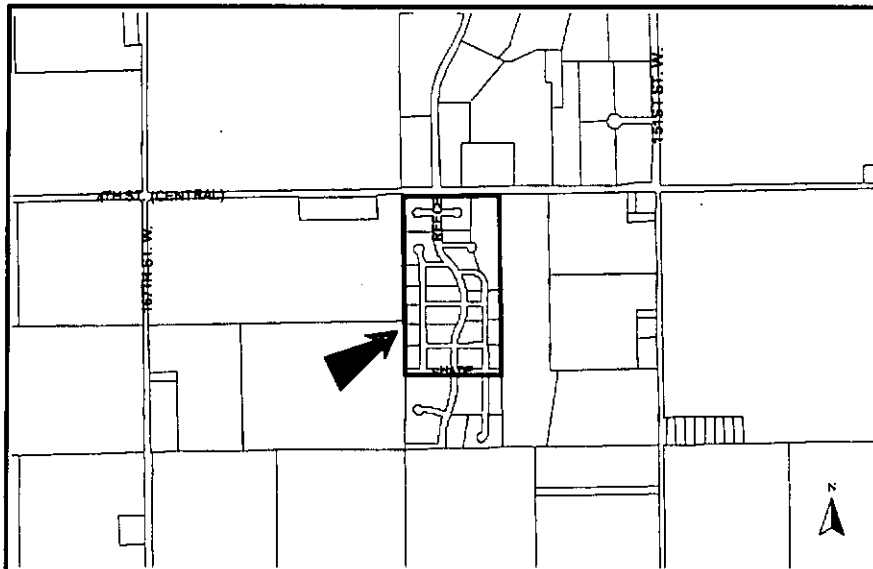
**MINIMUM LOT AREA:** 2 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**NOTE:** This is a replat of the Prairie Crossing Addition – a Lot Bundling development. This replat eliminates 11 of the 13 bundles and vacates contingent street dedications. The plat is in an area designated as “2030 Urban Service Area” by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

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 for the northern portion of the plat so that two building sites may be readily converted to urban-scale lots without replatting.

**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. The Applicant proposes alternative on-site sewer systems.
- B. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- C. Petitions have been provided with Prairie Crossing Addition for future sewer and water improvements. **City Water and Sewer Department** has requested new guarantees.
- 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. ***A revised drainage plan shall be provided that reflects new lots and ownership.***
- F. A benchmark is needed.
- G. **County Engineering** recommends an access easement be provided between Lots 3 and 4, Block 2 to Reserve A for use by Lots 1, 2, 5, and 6, Block 2.
- H. The contingent street dedication for Shade St. should be included within the lot boundary of Lot 11, Block 2 and Lot 14, Block 1.
- I. Per **Sedgwick County Fire Department**, applicant needs to meet standards for Sedgwick County Service Drive Code.
- J. The Applicant shall submit a restrictive covenant tying together Lots 1-8, Block 1 and Lots 1-6, Block 2 limiting both building sites 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.
- K. A petition was submitted for the installation of Reece Road with the Prairie Crossing Addition. **County Public Works** has requested a new petition to reflect the revised lot configuration.

**SUB 2004-143 -- One-Step Final Plat of PRAIRIE CROSSING SECOND ADDITION**  
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- L. 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.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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

(Revised One-Step Final Plat, One-Step Final Plat Approved 12/2/04)

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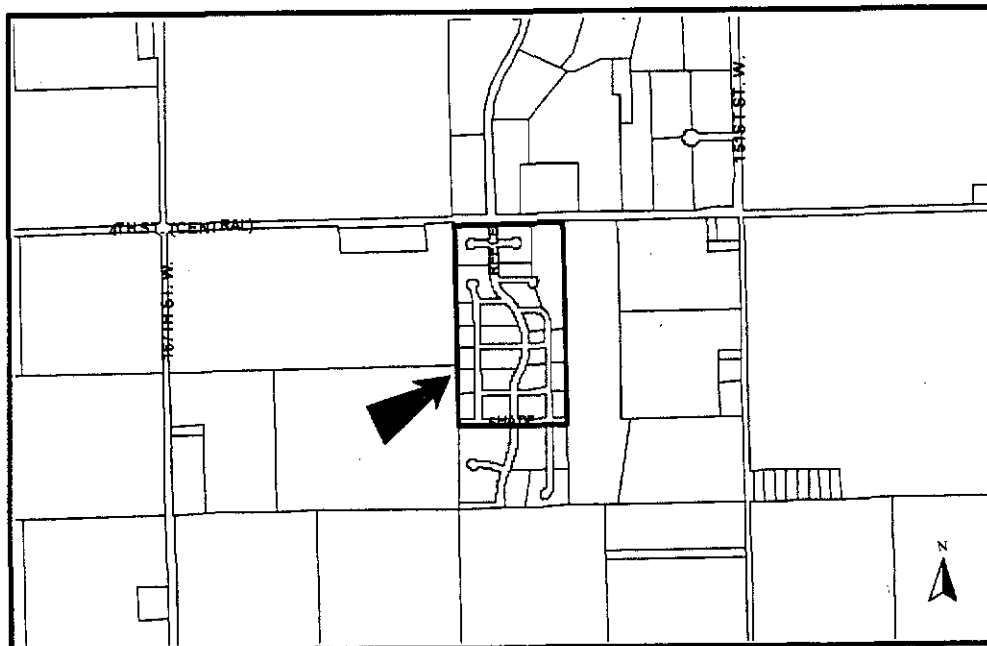
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13 lots</u>

**MINIMUM LOT AREA:** 2 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a revised replat of the Prairie Crossing Addition – a Lot Bundling development. This replat eliminates all 13 bundles and vacates contingent street dedications. The plat is in an area designated as “2030 Urban Service Area” by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

**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. The Applicant proposes alternative on-site sewer systems. **A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.**
- B. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- C. Petitions have been provided with Prairie Crossing Addition for future sewer and water improvements. **City Water and Sewer Department** has requested new guarantees.
- 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. **A drainage easement is needed across Lot 3, Block 2. The plat’s text should specify drainage as a use of Reserves A and B.**
- F. Per **Sedgwick County Fire Department**, applicant needs to meet standards for Sedgwick County Service Drive Code.
- G. A petition was submitted for the installation of Reece Road with the Prairie Crossing Addition. **County Public Works** has requested a new petition to reflect the revised lot configuration.
- H. 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.
- I. **GIS** requests labeling Road as Rd.
- J. 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.
- K. 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.)

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- L. 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.
- M. 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.
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