

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2000-19 -- POWERS ACRES ADDITION

OWNER/APPLICANT: Wayne Powers, 3601 S. 143<sup>rd</sup> St. East, Derby, KS 67037

SURVEYOR/ENGINEER: Savoy, Ruggles, and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West side of 143<sup>rd</sup> St. East, North of MacArthur

SITE SIZE: 8.921 Acres

NUMBER OF LOTS

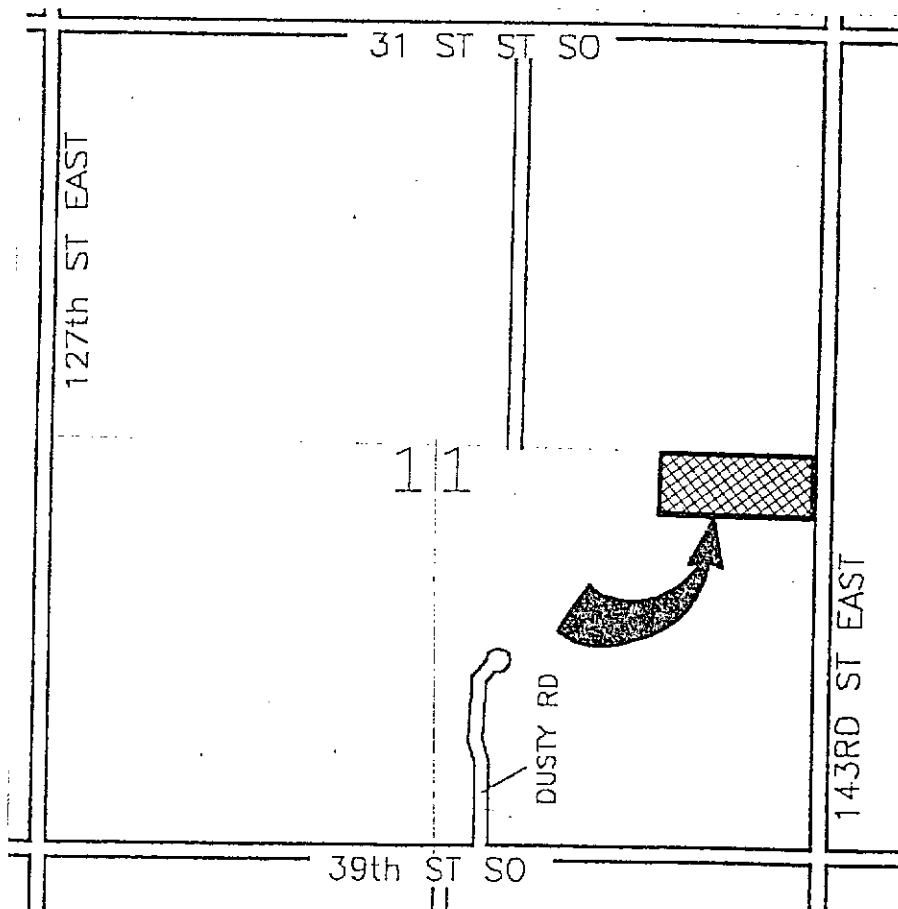
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.249 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



**Note:** The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

Due to insufficient lot size and width, MAPD recommends the Subdivision Committee deny approval of this plat. Should denial occur, the Applicant must first formally request the Subdivision Committee decision be appealed to the MAPC prior to any action being taken by the governing bodies. Should the Subdivision Committee approve this plat, the following comments should apply.

**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. Health Department needs to comment on the feasibility of buildable lots due to the floodway reserve constraints.
- 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. County Engineering needs to comment on the access controls. The plat proposes two access openings along 143<sup>rd</sup> St. East.
- E. The size of both lots (4.249 acres) does not meet the minimum lot size of 4.5 acres for lots in the RR district serviced by sewage lagoons. A modification by the Subdivision Committee and a lot size variance from the Board of Zoning Appeals will need to be approved.
- F. The lot width to depth ratio (5.4) exceeds the maximum 2.5 to 1 standard and a modification by the Subdivision Committee will need to be approved.
- G. The lot width of both lots (184 ft) does not meet the minimum 200-ft standard and a modification by the Subdivision Committee will need to be approved.
- 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. 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.
- J. 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.)
- K. 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.

- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

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(One-Step Final Plat, Deferred 4/6/00)

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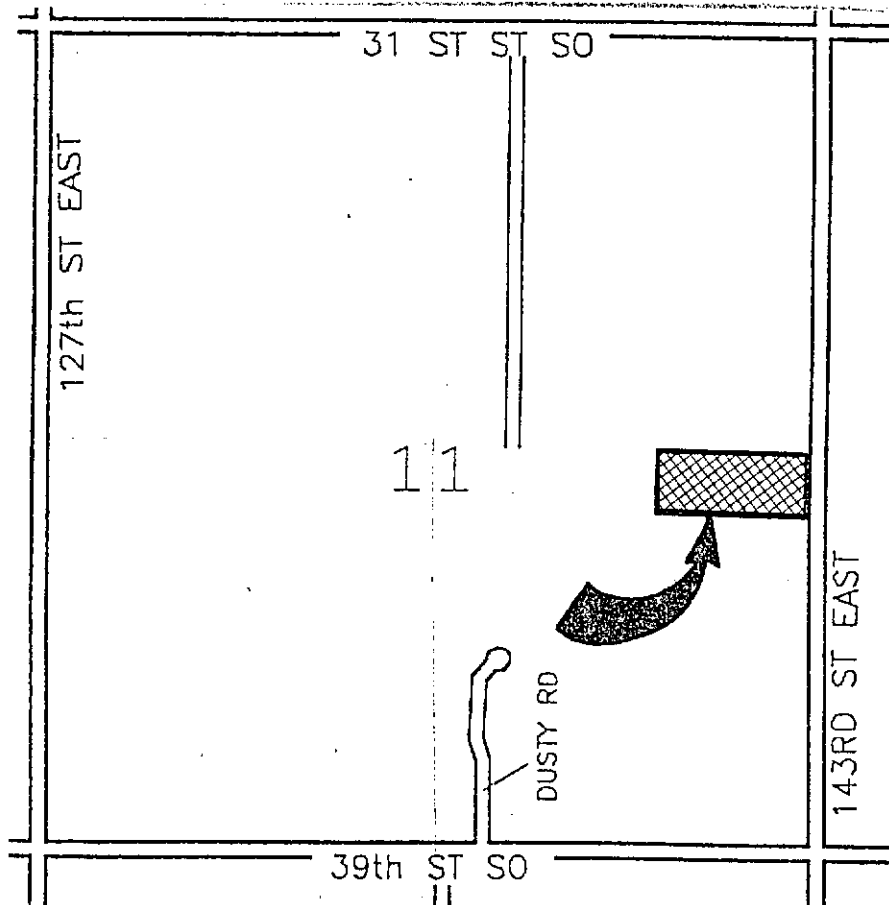
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.461 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

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- D. County Engineering needs to comment on the access controls. The plat proposes two access openings along 143<sup>rd</sup> Street East.
- E. The size of both lots (4.461 acres) does not meet the minimum lot size requirement of 4.5 acres for lots in the RR district serviced by sewage lagoons. A modification by the Subdivision Committee and an administrative adjustment from the Zoning regulations will need to be approved.
- F. The lot width to depth ratio (5.73) exceeds the maximum 2.5 to 1 standard and a modification by the Subdivision Committee will need to be approved.
- G. The lot width of both lots (184 ft) does not meet the minimum 200-ft standard and a modification by the Subdivision Committee and an administrative adjustment from the Zoning regulations will need to be approved.
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