

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-32 -- THE PARK AT COTTONWOOD SUNRISE ESTATES ADDITION

OWNER/APPLICANT: Donald and Anita McMillan, 7629 S. 199th Street West, Viola, KS 67149

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

LOCATION: East side of 215th Street West, South side of 79th Street South

SITE SIZE: 155.79 Acres

NUMBER OF LOTS

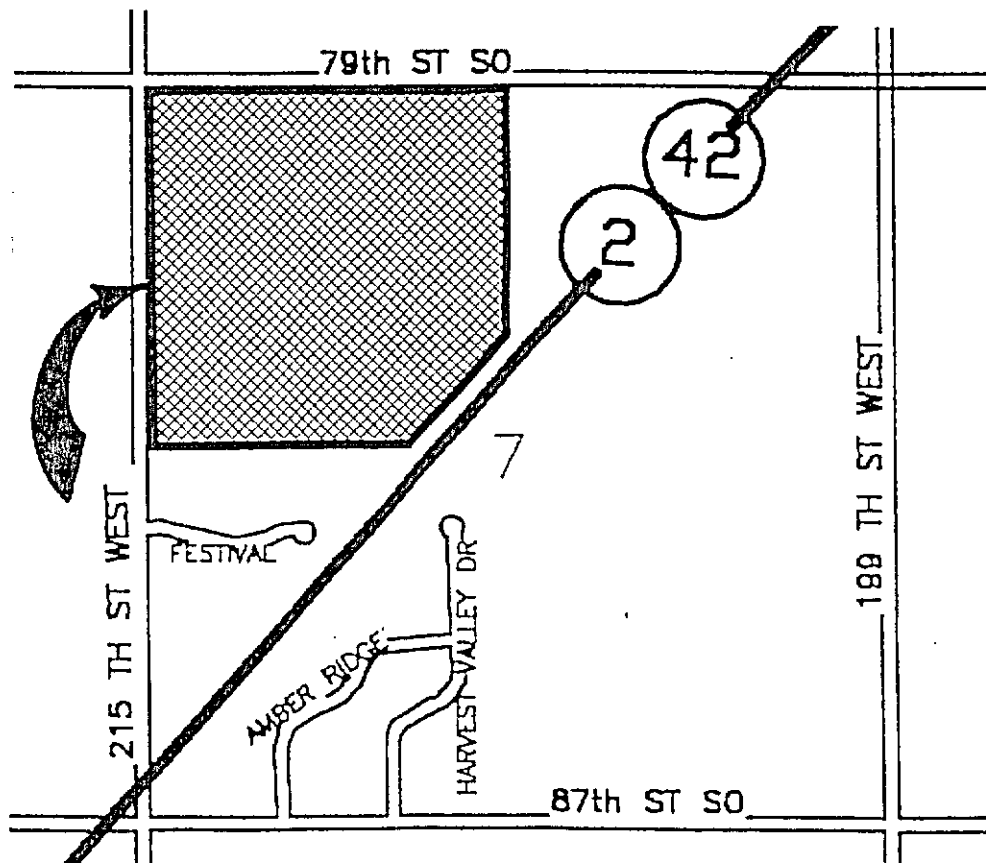
Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	31

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

The plat consists of lots that contain a minimum area of 2 acres - below the 4.5 acre minimum lot standard of the RR district for lots served by sewage lagoons. This cluster development is permitted by the Zoning Regulations which requires that the reduction in lot size is offset by the provision of open space reserves, and that the overall density of the plat does not exceed one lot per 5 acres. A cluster development of this 155 acre site permits a maximum of 31 lots.

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. In accordance with the Zoning Regulations, the 2 acre lots may be served by sewage lagoons, due to the cluster development.
- 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. *A flood study is required to establish minimum pads.*
- D. County Engineering needs to comment on the access controls. The plat proposes complete access control across the plat's frontage to 215th Street West and 79th Street South. One opening has been platted along K-42 for emergency access to allow for two points of access for County Fire Department. The final plat shall reference the access controls in the plat's text. KDOT needs to advise on the acceptability of the proposed emergency access to K-42. If approval by KDOT is not obtained, then the easternmost internal cul-de-sac should be looped to the west.
- E. The proposed emergency access easement shall be established by separate instrument. The Applicant shall be responsible for the installation of an acceptable driving surface or other improvements as determined by County Fire Department.
- F. The applicant shall meet with County Fire Department to establish the plat's street names.
- G. The applicant shall guarantee the installation of the proposed interior streets.
- H. Blocks 2 and 3 should be combined into one block and lot numbers changed accordingly. Block 4 should be labeled as Block 3.
- I. Reserve B located within Block 4 needs changed to Reserve C.
- J. The width of the rights-of-way for perimeter streets shall be labeled.

- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- M. County Engineering should comment on the need for improvements to perimeter streets.
- N. 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.
- O. The platator'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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- W. 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.
- X. 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.