

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-64 – SCHEER ADDITION

OWNER/APPLICANT: Alan Scheer, 38323 W. 23rd St. South, Cheney, KS 67205

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: Southeast corner of 23rd St. South and 383rd St. West

SITE SIZE: 10 Acres

NUMBER OF LOTS

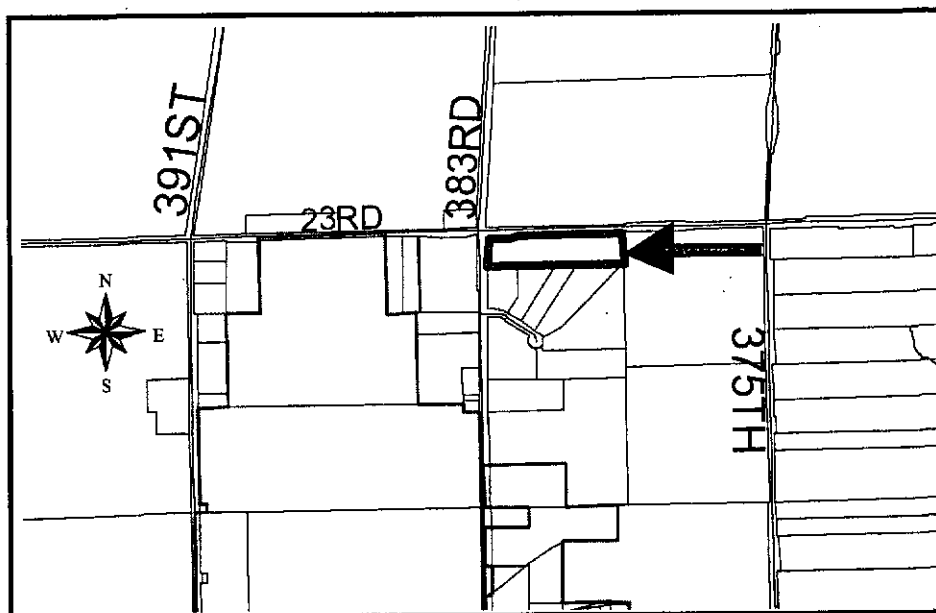
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 3.09 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This site is located in the County in an area designated as "small city growth area" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Cheney Area of Influence and within the 100-year floodplain.

PLANNING STAFF RECOMMENDS APPROVAL OF THE PLAT.

STAFF COMMENTS:

- A. The Applicant shall submit a letter from the City of Cheney indicating whether this site needs to participate in the extensions of facilities from that City. If facilities can be made available from Cheney, this letter shall also note that the applicant has made satisfactory arrangements for such improvements.
- B. 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. Based on the lot size being platted, this approval must be for the use of septic systems for Lot 1. **County Code Enforcement** should indicate if any special conditions are required for Lot 2 which is presently restricted in its buildable area by a floodway reserve easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage concept. ***A flood study is needed.***
- E. **County Engineering** needs to comment on the access controls. The plat proposes complete access control along 383rd St. West, and two openings per lot along 23rd St. South. In accordance with the Subdivision Regulations, 150 feet of complete access control is required along 23rd St. South from the intersection. ***County Engineering has requested 175 feet of complete access control from the intersection. One access opening per lot is approved.***
- F. 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.
- G. The City Council certification needs to be deleted as this plat is located beyond three miles of the City of Wichita.
- H. The Applicant is advised that if platted, the building setbacks must be 85 feet from the centerline of perimeter streets to conform with the Zoning setback standard for County section line roads.
- I. The final plat tracing shall be submitted with a revised name as an Addition within Sedgwick County exists with the name "Scheer's Addition". It is recommended that a greater name distinction be created by adding a first initial.
- J. 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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- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.