

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB.2006-10 -- ROCK ROAD FARM ADDITION

**OWNER/APPLICANT:** Builders, Inc., P.O. Box 20050, Wichita, KS 67208

**AGENT:** Elton Parsons, 101 S. Market, Wichita, KS 67202

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants Inc., 411 N. Webb, Wichita, KS 67206

**LOCATION:** South of 31st St. South, East side of Rock Road

**SITE SIZE:** 99.93 acres

**NUMBER OF LOTS**

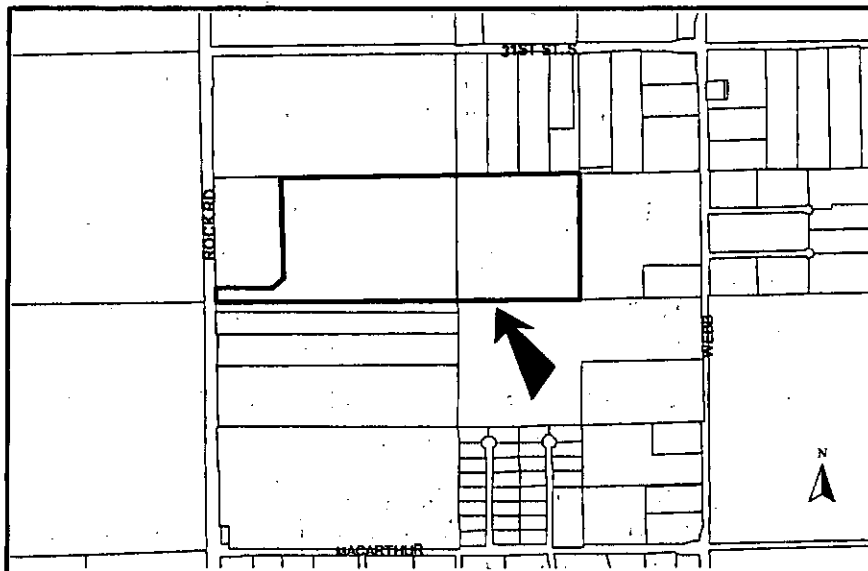
Residential:	178
Office:	
Commercial:	
Industrial:	
Total:	<u>178</u>

**MINIMUM LOT AREA:** 10,631 square feet

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential

**VICINITY MAP**



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban growth area" by the Wichita-Sedgwick County Comprehensive Plan. Since the site does not abut the City of Wichita, an island annexation or a zone change request to SF-5, Single-Family Residential will be needed to allow for the lot sizes being platted.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water to serve the lots being platted.
- B. If City sewer is not available, Sedgwick County recommends plat be denied, redrawn to meet County sewer standards, and resubmitted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. The drainage plan is approved by City Engineering subject to the following: submittal of a cross-lot drainage agreement, and revisions to the drainage plan. Sedgwick County has requested that the drainage easements need to be shown on plat to match drainage storm sewers. Some sanitary sewers shown on the preliminary utility plan will need to have easements shown on the plat.
- E. A second point of physical access platted as a public right-of-way needs to be provided per Sedgwick County Fire Department.
- F. County Engineering requests a contingent street right of way extending to the east off of Sun Rose.
- G. County Engineering recommends second crossing of creek (Reserve C) between Saddleback and Crestone.
- H. The owners of the reserves shall bear the cost of any repair or replacement of improvements within said Reserve "A" and resulting from street construction, repair, or maintenance.
- I. Access should be provided from Saddleback to the exception to minimize access onto Rock Road.
- J. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- K. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.

SUB 2006-10 -- Preliminary Plat of ROCK ROAD FARM ADDITION  
March 23, 2006 - Page 3

- M. Since Reserve C includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future. In the event this will be a city plat, the design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- N. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- O. 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.
- P. For those reserves being platted for drainage purposes, the required covenant that 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.
- Q. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- R. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- S. The Applicant has platted various 15-foot and 20-foot building setbacks which represent an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- T. GIS needs to comment on the plat's street names. *New street names are needed.*
- U. 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.
- V. 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.
- W. 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.)

**SUB 2006-10 -- Preliminary Plat of ROCK ROAD FARM ADDITION**  
**March 23, 2006 - Page 4**

- X. 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.
- Y. 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.
- Z. 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.
- AA. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- DD. 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. **Westar Energy has requested additional easements.**
- EE. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

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**SUB 2006-10 -- Preliminary Plat of ROCK ROAD FARM ADDITION**  
**February 9, 2006 - Page 4**

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