

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10.
May 21, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-54 - ROBBINS' ACRES

OWNER/APPLICANT: Mark and Sheila Robbins, 700 E. Wahoo Circle,
Derby, KS 67037

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

LOCATION: West side of Rock Road, South of 47th St. South

SITE SIZE: 40 acres

NUMBER OF LOTS

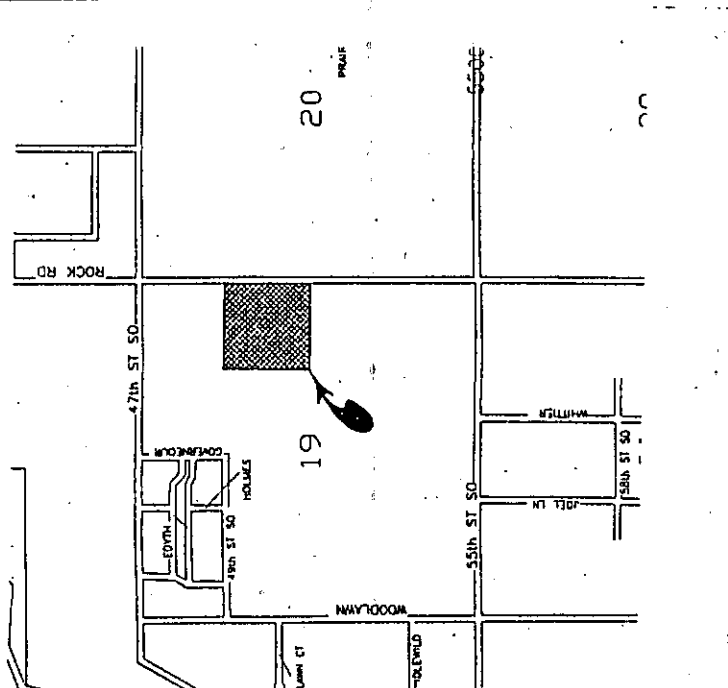
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 5.03 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City's boundary. The site is located 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. It is located in the Derby Area of Influence.

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.
- 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 concept and the need for minimum building pad elevations.
- D. The applicant shall guarantee the paving of the proposed interior street to the gravel suburban street standard.
- E. On the final plat, the dedication of access controls shall be referenced in the plat's text.
- F. Since the floodway is being platted, the standard floodway language shall be included in the plat's text.
- G. The final plat shall contain the appropriate City signature block as the plat is located within three miles of the City's boundary.
- H. County Fire Department needs to comment on the acceptability of the proposed street name.
- I. A contingent right-of-way dedication extending to the south line of the plat is recommended in order to provide potential street connection between this property and the property to the south. This dedication shall be referenced in the plat's text as being effective upon the platting of any adjacent subdivision having a street connecting thereto.

- J. 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.
- K. County Engineering needs to comment on the need for improvements to Rock Road.
- L. A covenant shall be filed setting forth ownership and maintenance of the private street along with future reversionary rights of the private street to the lots benefitting therefrom.
- M. The platting binder is indicating the site is in the ownership of another party. This party must be a signatory on the final plat.
- N. Based upon the platting binder, 1997 property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- P. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- 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 located within the City, 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. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

September 17, 1998

STAFF REPORT

(Final Plat, Preliminary Plat Approved 5/21/98)

CASE NUMBER: S/D 98-54 - ROBBINS' ACRES

OWNER/APPLICANT: Mark and Sheila Robbins, 700 E. Wahoo Circle, Derby, KS 67037

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

LOCATION: West side of Rock Road, South of 47th St. South

SITE SIZE: 40 acres

NUMBER OF LOTS

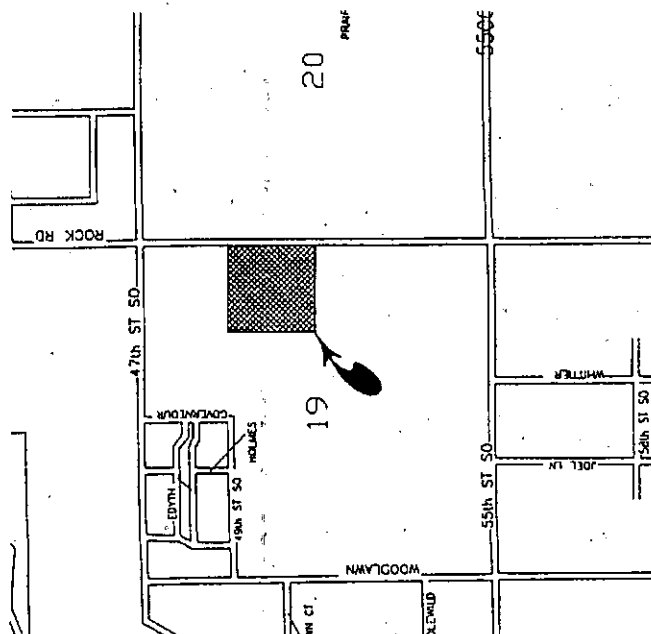
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 5.03 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

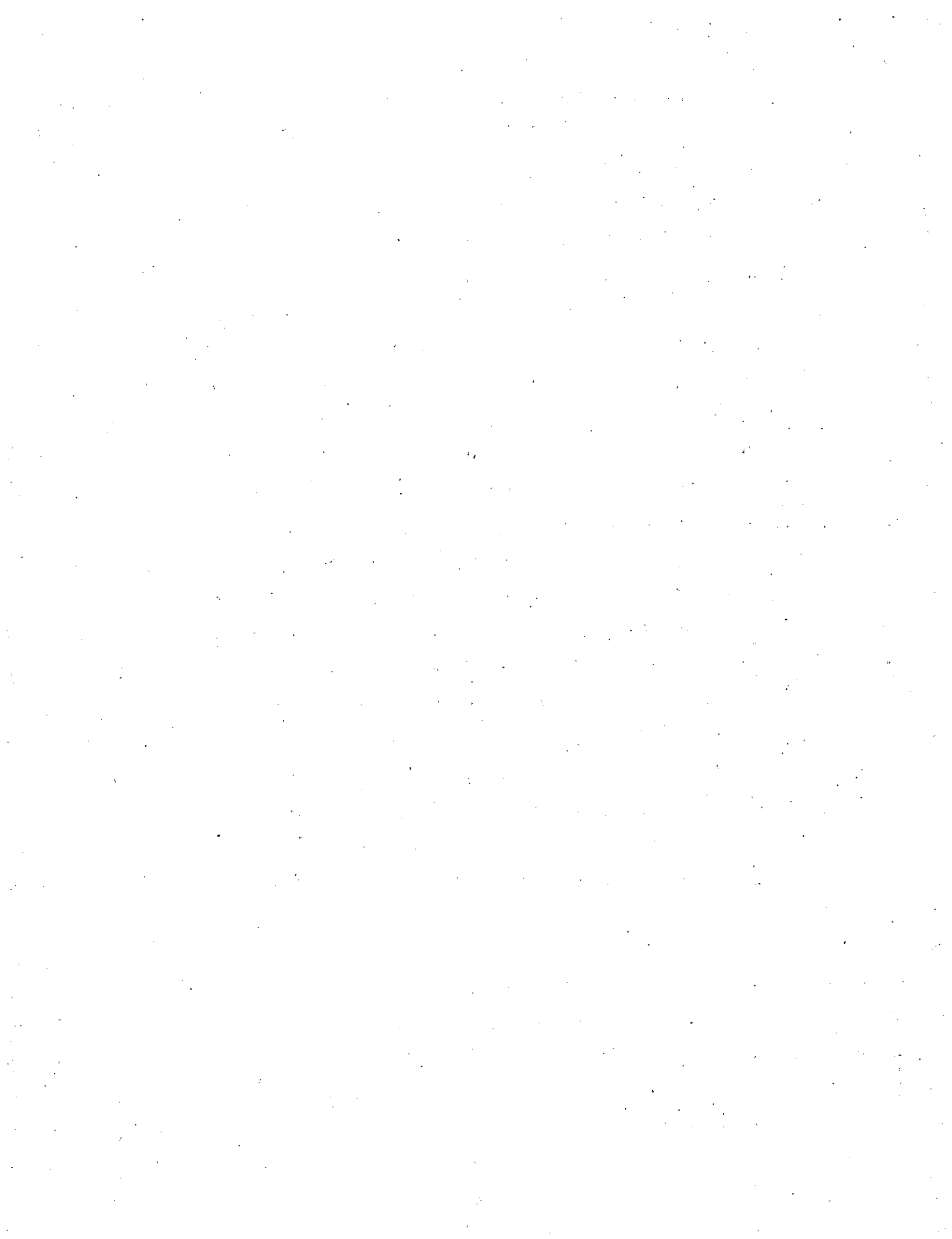


Note: This site is located in the County within three miles of the City's boundary. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Derby Area of Influence.

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. Standard soil testing is required. Site plans and covenants will be needed on some of the lots to regulate the placement of lagoon systems. This should be completed after relocation of the floodplain.
- 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 concept and the need for minimum building pad elevations. The drainage concept is approved. The Flood study shall include the structure needed to access Lot 3 over the floodplain. A FEMA Map amendment needs to be approved for the relocation of the floodplain.
- D. The applicant shall guarantee the paving of the proposed interior street to the 36-ft gravel suburban street standard. The applicant will dedicate the street as a public right-of-way. County Engineering requires the 36-ft rock surface.
- E. County Fire Department needs to comment on the acceptability of the proposed street name. The name of Lyons Circle is recommended and has been denoted on the final plat.
- F. 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.

- G. County Engineering needs to comment on the need for improvements to Rock Road.
- H. The platting binder is indicating the site is in the ownership of another party. This party must be a signatory on the final plat.
- I. 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.
- J. 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.
- K. 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.
- L. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.



STAFF REPORT

(Revised Final Plat, Final Plat Approved 9/17/98, Preliminary Plat Approved 5/21/98)

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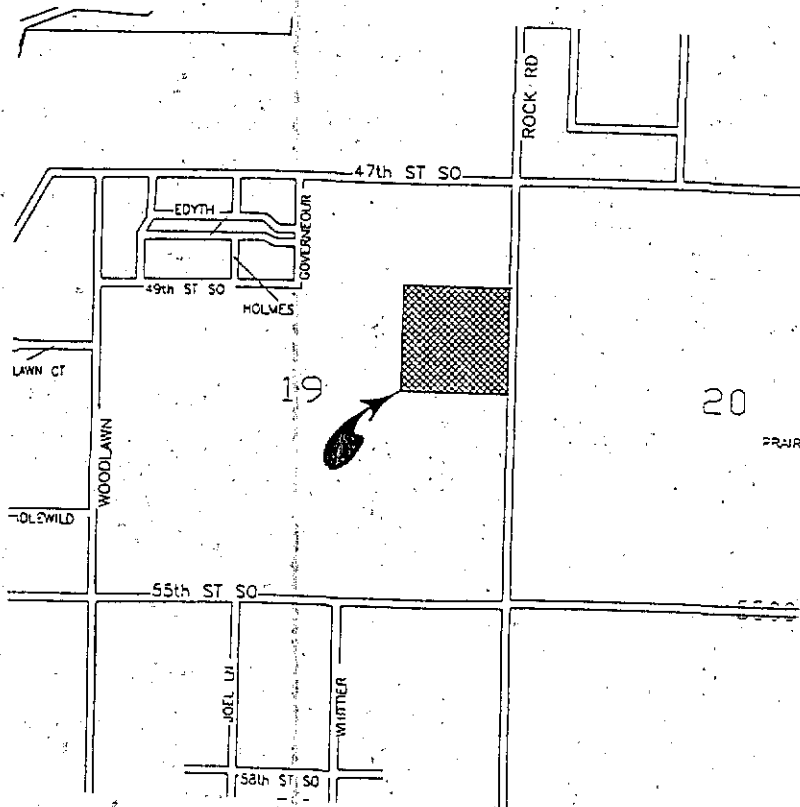
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This revised plat has eliminated utility easements which had been denoted between Lots 1 and 2, and between lots 4 and 5. The location of the twinned sewage lagoons on the property has created the need for the elimination of the easements.

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. Site plans and covenants for twin lagoons have been submitted. The site has been approved for the use of on-site sanitary sewer and water facilities.
- 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 and the need for minimum building pad elevations. The drainage plan needs to be revised to include the structure needed to access Lot 3 over the floodplain. A FEMA Map amendment needs to be approved for the relocation of the floodplain.
- D. The applicant shall guarantee the paving of the proposed interior street to the 36-ft gravel suburban street standard. The applicant will dedicate the street as a public right-of-way. County Engineering requires the 36-ft rock surface. A letter of credit has been submitted to guarantee the construction of the street.
- E. County Fire Department needs to comment on the acceptability of the proposed street name. The name of Lyons Circle is recommended and has been denoted on the final plat.
- F. 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. A restrictive covenant has been submitted.
- G. County Engineering needs to comment on the need for improvements to Rock Road.
- H. The platting binder is indicating the site is in the ownership of another party. This party must be a signatory on the final plat.
- I. 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.

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