

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-04 -- RIVERSIDE AIRPARK ESTATES ADDITION

OWNER/APPLICANT: Riverside Enterprises, Inc., Attn: Tom Sanders, 3414 N. Hoover St.,
Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of 29th St. North, East side of Hoover

SITE SIZE: 26.51 Acres

NUMBER OF LOTS

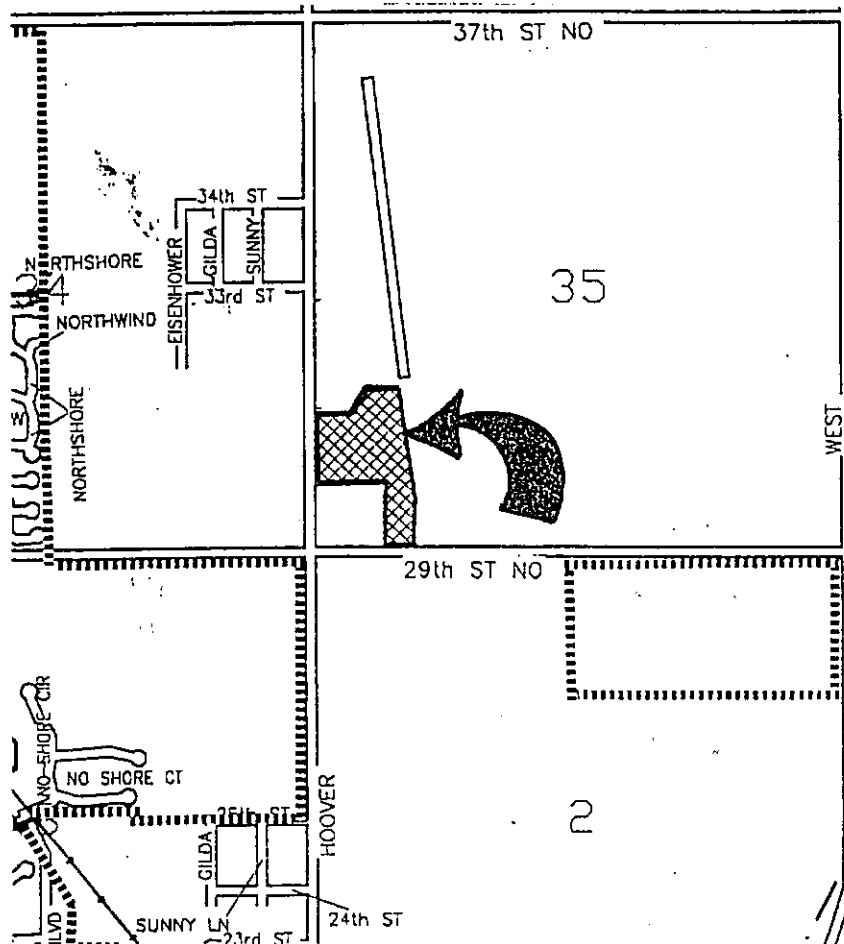
Residential:	22
Office:	
Commercial:	
Industrial:	
Total:	22

MINIMUM LOT AREA: 40,001 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. A Conditional Use (CU-109) was approved for the site in 1968 for an airport expansion.

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 should also comment on the need for water quality testing.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering has required a petition for future extension of City water and sanitary sewer.
- D. The Airport Authority needs to comment on the proposed runway expansion, and any required FAA approvals.
- E. County Engineering needs to comment on the status of the applicant's drainage concept. A guarantee needs to be provided for an off-site drainage pond.
- F. County Engineering needs to comment on the need for access controls. The plat should denote complete access control along 29th St. North except for one opening to the private street. On the final plat, access controls shall be referenced in the plattor's text.
- G. The plat proposes a private drive, Reserve A, to access 22 lots, exceeding the 3-lot limitation imposed by the Subdivision regulations. A modification will need to be approved by the Subdivision Committee.
- H. The aircraft access easement located at the terminus of the Reserve A (Lots 8 and 9, Block B) should also be designated as an emergency access easement. The length of Reserve A (1,600 feet) exceeds the 600-ft maximum imposed by the Subdivision regulations and an emergency access easement is needed to provide two points of access for County Fire Department.
- I. Lots 1, 2, 6, and 7 exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- J. The access easements need to be established by separate instrument.
- K. 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.
- L. A covenant shall be submitted regarding the reserve platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plattor's text shall reference the platting of the reserve for private drive purposes along with ownership and maintenance responsibilities.
- M. The applicant shall guarantee the paving of the private street to a suburban street pavement standard. A 24-foot wide surface will be required. As private improvements, such guarantee shall not be provided through the use of a petition.

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- N. A street name shall be designated for the private street and approved by County Fire Department.
- O. The wall easement shall be referenced in the plat's text.
- P. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City council and/or County Commission.
- Y. 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.
- Z. 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.