

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. //
December 10, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-116 - VINA DEL REY ESTATES

OWNER/APPLICANT: Capital Land Management, LLC, Attn: Roger Hashbarger, 112 N. Merchant, Belle Plaine, KS 67013

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

LOCATION: North of 55th St. South on the East side of Woodlawn

SITE SIZE: 78.39 acres

NUMBER OF LOTS

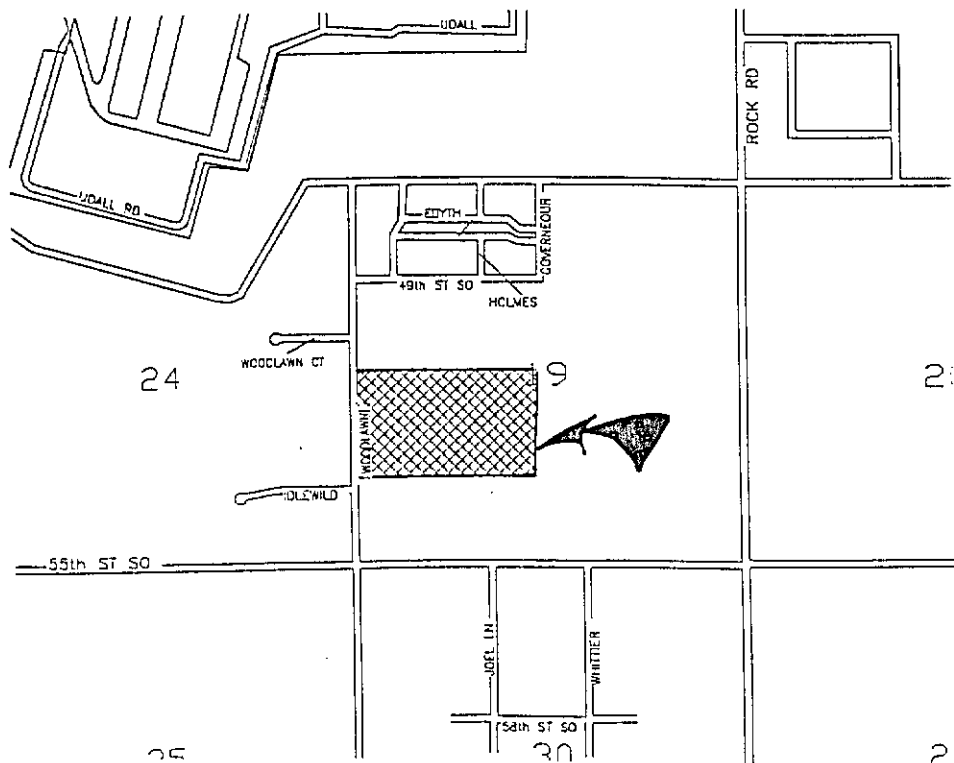
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: SF-20, Single-Family 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. It is located in the Derby Area of Influence. In accordance with the Subdivision regulations, the platted interior street has been extended to provide future access to the adjacent unplatted 20-acre tract to the north.

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.
- D. The plat has denoted complete access control along the site's frontage to Woodlawn. The dedication of access controls shall be referenced in the plat's text on the final plat.
- E. County Fire shall comment on the street length. The length of the interior street is 2,600 feet, exceeding the 1,200-ft maximum street length imposed by the Subdivision regulations.
- F. The plat's text of the final plat shall note the Floodway reserves and shall also include the standard floodway language.
- G. 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.

- H. The applicant has platted a 35-ft building setback from the interior street, exceeding the 30-ft requirement of the RR district and therefore may be reduced.
- I. The applicant shall guarantee the installation of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street southward.
- J. County Engineering needs to comment on the need for improvements to Woodlawn.
- K. County Fire needs to comment on the acceptability of the street names.
- 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 316-729-0102) 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

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(Final Plat, Preliminary Plat Approved 12/10/98)

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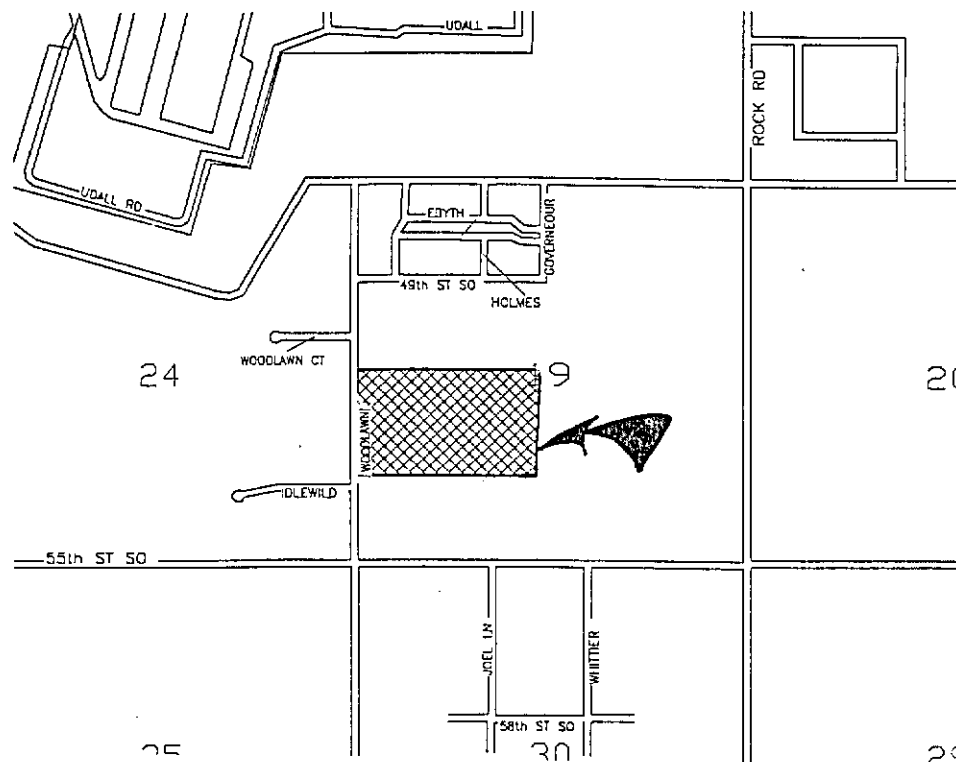
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STAFF COMMENTS:

- 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.**
- 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.
- D. 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.
- E. The applicant shall guarantee the installation of the proposed interior street to the 36-ft rock standard. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street.
- F. **County Fire** needs to comment on the acceptability of the street names. **Sedona Drive shall be renamed Sedona Street. Tuscany Drive shall be renamed Tuscany Street.**

The final plat has denoted these street name revisions.

- G. 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.)
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