

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2005-73 -- YODER AIRPORT SOUTH ADDITION

**OWNER/APPLICANT:** Donald D. and Janet S. Yoder, 3010 W. Central, Wichita, KS 67203

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

**LOCATION:** East of 135<sup>th</sup> St. West, South side of 63<sup>rd</sup> St. South

**SITE SIZE:** 20.16 acres

**NUMBER OF LOTS**

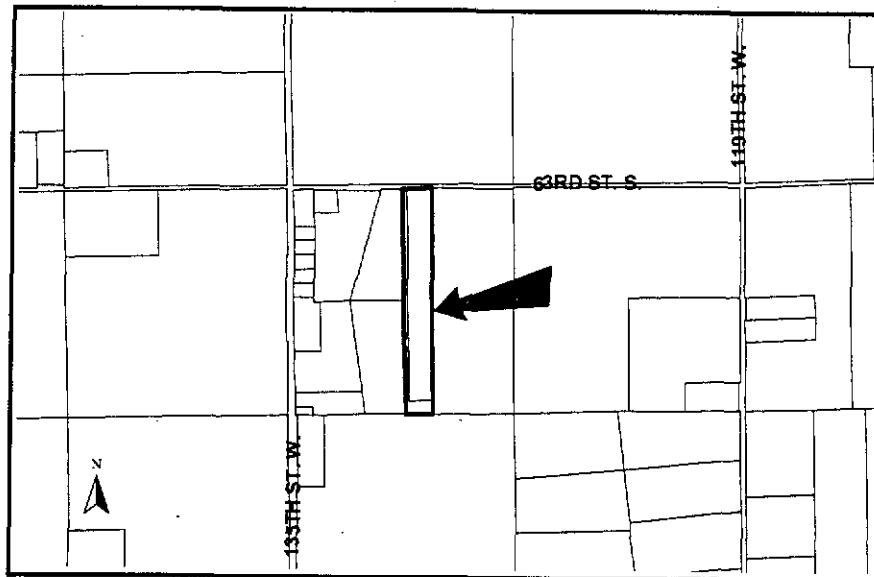
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

**MINIMUM LOT AREA:** 2.98 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CON 2005-05) for an airstrip.

**STAFF COMMENTS:**

- A. 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. **County Code Enforcement advises that the lagoon serving the existing structure needs to be shut down.**
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection. **The applicant proposes to connect to rural water system.**
- C. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to **Sedgwick County Code Enforcement** to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A drainage plan is needed.**
- F. **County Engineering** needs to comment on the access controls. The plat denotes two openings along 63<sup>rd</sup> St. South. The final plat shall reference the dedication of access controls in the plat's text. **County Engineering has approved one opening to be located at the private drive.**
- G. 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- H. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. **County Engineering** needs to comment on the 30-ft contingent street dedication proposed along 63<sup>rd</sup> South. A dedication of street right-of-way is needed to conform with the 60-ft half-street right-of-way required by the Access Management Regulations for rural arterials. **A 60-ft dedication is needed. The portion occupied by the hangar may be platted with a contingent dedication.**
- J. The plat has included a private drive easement to serve four lots that exceeds the three-lot limitation of the Subdivision Regulations. **The road shall be built to County road standard. A 70-ft road right-of-way and 150-ft turnaround is needed.**
- K. In accordance with the Subdivision Regulation the private drive easement shall be platted as a Reserve.
- L. A covenant shall be submitted for the private drive, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.

**SUB 2005-73 -- Preliminary Plat of YODER AIRPORT SOUTH ADDITION**

**July 21, 2005 - Page 3**

- M. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text.
- N. 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.
- O. County Fire Department needs to comment on a need for a turnaround for the private drive.
- P. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- Q. 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.
- R. For those reserves being platted for drainage purposes, the required covenant which 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.
- S. 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.
- T. The plattor'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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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

**SUB 2005-73 -- Preliminary Plat of YODER AIRPORT SOUTH ADDITION**  
**July 21, 2005 - Page 4**

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.

- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.

**STAFF REPORT**

(One-Step Final Plat, Preliminary Plat Deferred 7/21/05)

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**LOCATION:** East of 135<sup>th</sup> St. West, South side of 63<sup>rd</sup> St. South

**SITE SIZE:** 20.16 acres

**NUMBER OF LOTS**

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

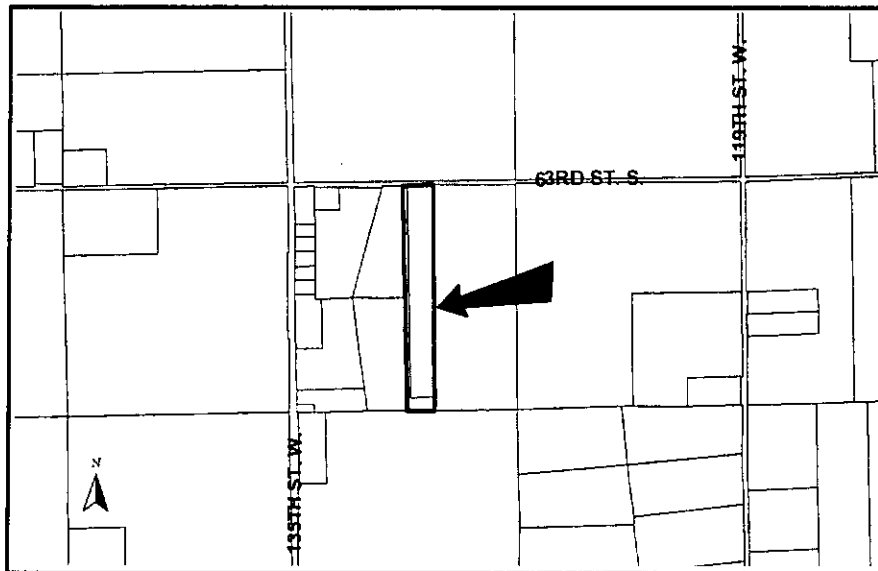
**MINIMUM LOT AREA:** 2.98 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**SUB 2005-73 -- Final Plat of YODER AIRPORT SOUTH ADDITION**  
**September 1, 2005 - Page 2**

**NOTE:** This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CON 2005-05) for an airstrip.

This final plat has reduced the number of lots from four to three.

**STAFF COMMENTS:**

- A. 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. County Code Enforcement advises that the lagoon serving the existing structure needs to be shut down.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection. The applicant proposes to connect to rural water system.
- C. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan.
- F. County Engineering needs to comment on the access controls. The plat denotes two openings along 63<sup>rd</sup> St. South. County Engineering has approved two openings.
- G. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- H. County Engineering needs to comment on the 30-ft contingent street dedication proposed along 63<sup>rd</sup> South. A dedication of street right-of-way is needed to conform with the 60-ft half-street right-of-way required by the Access Management Regulations for rural arterials. A 60-ft dedication is needed. The portion occupied by the hangar may be platted with a contingent dedication.

The street dedication and contingent dedication have been platted as requested.

- I. A covenant shall be submitted for the private drive located within Reserve B, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- J. 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.

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**September 1, 2005 - Page 3**

- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant which 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.
- M. 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.
- N. The platting 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.
- O. 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.)
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- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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**September 1, 2005 - Page 4**

- V. 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.
  
- W. 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). Please include the name of the plat on the disc.

CLOSURE

CLOSURE - YODER AIRPORT SOUTH

PT 01	North: 14008.0958	East :	29197.2122
Line	Course: S 90-00-00 E	Length:	341.2800
PT 02	North: 14008.0958	East :	29538.4922
Line	Course: S 00-27-02 E	Length:	2652.5900
PT 03	North: 11355.5878	East :	29559.3511
Line	Course: S 89-40-53 W	Length:	327.0000
PT 04	North: 11353.7694	East :	29232.3561
Line	Course: N 00-27-00 W	Length:	1315.8100
PT 05	North: 12669.5388	East :	29222.0219
Line	Course: N 90-00-00 W	Length:	17.0800
PT 06	North: 12669.5388	East :	29204.9419
Line	Course: N 00-19-50 W	Length:	1338.5800
PT 01	North: 14008.0966	East :	29197.2193