

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-28 -- WESTBROOK MANOR ADDITION

OWNER/APPLICANT: Leonard Westbrook, 15040 W. 63rd St. South, Clearwater, KS 67026

AGENT: Dennis and Vickie Westbrook, 6320 S. 151st St. West, Clearwater, KS 67026

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

LOCATION: North side of 63rd St. South, East of 151st St. West

SITE SIZE: 5 Acres

NUMBER OF LOTS

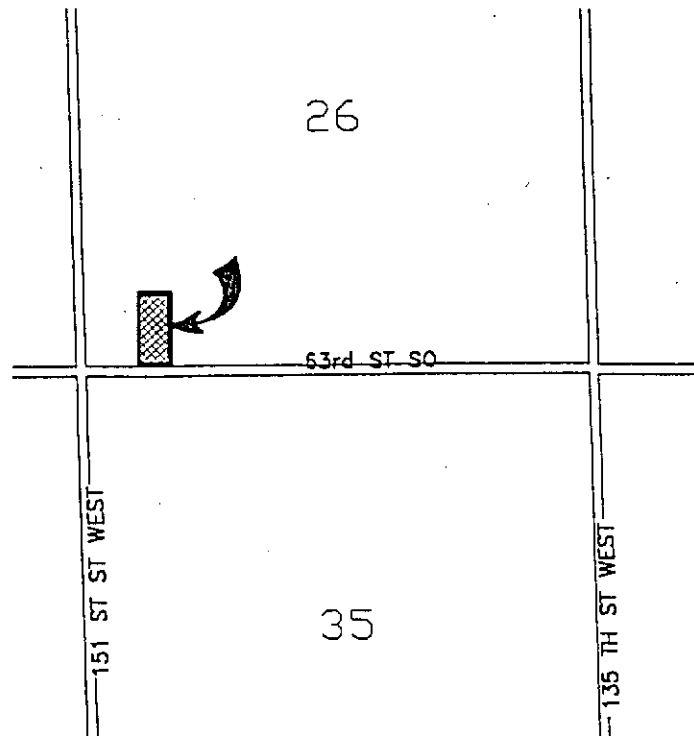
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.6 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The 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.

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 plan. The minimum pad established is 1368 MSL.
- D. The plat shall dedicate access control except for one opening along 63rd St. South. The dedication of access controls shall be referenced in the plat's text.
- E. This proposed subdivision creates two adjoining substandard lots which do not conform with the lot width requirements. The width of this platted lot shall be reduced to increase the width of the adjoining lot to the east a minimum of 200 feet, the required lot width in the RR District. The lot to the west, which is owned by the Applicant, should be joined by restrictive covenant with the property at the corner of 151st St. West and 63rd St. South (also owned by the Applicant) in order to achieve the required lot width.
- F. The plat's text shall note the creation of the Floodway reserve in addition to the standard floodway language.
- G. 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.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.

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- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/4/00)

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AGENT: Dennis and Vickie Westbrook, 6320 S. 151st Street West, Clearwater, KS 67026

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

LOCATION: North side of 63rd Street South, East side of 151st Street West

SITE SIZE: 11.43 Acres

NUMBER OF LOTS

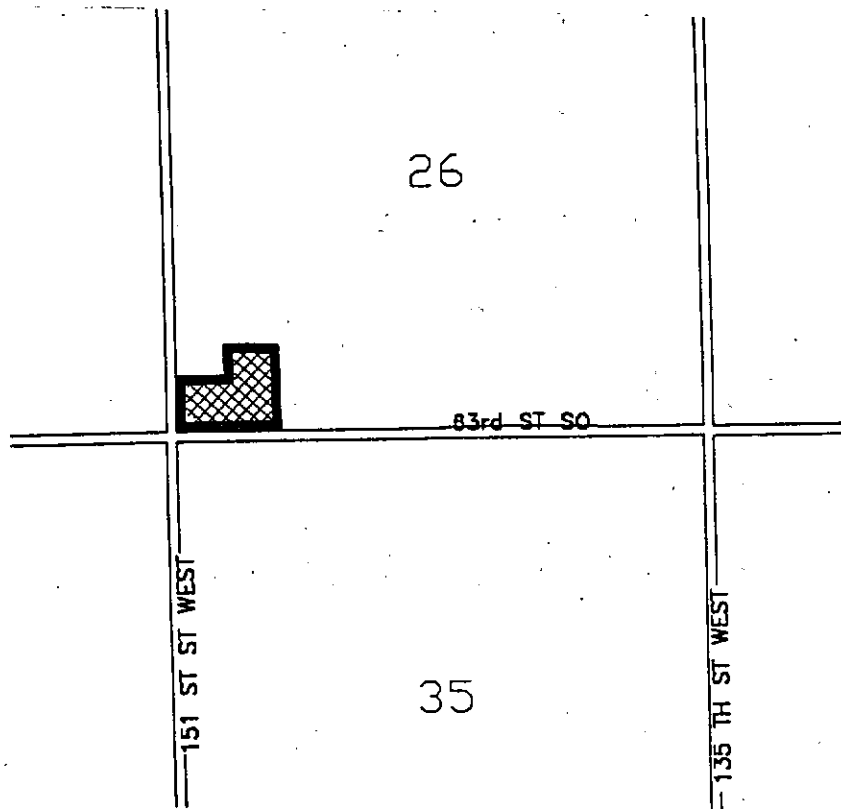
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.08 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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This revised final plat has included the property to the west as a second lot as was requested by the S/D Committee. The new lot configuration also has allowed the width of the lot to the east to be expanded to meet the lot width standard.

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. The size of Lot 1 necessitates the use of a septic system.
- 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. The floodway should be extended to include the south boundary of Lot 1. The minimum pad elevation shall be indicated in the plat's text.
- D. County Engineering needs to comment on the need for access controls. The plat shall dedicate access control except for one opening along 63rd Street South and one opening along 151st Street West. The dedication of access controls shall be referenced in the plat's text.
- E. 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.
- F. 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.
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- I. 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.

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- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

Sec. Line 7
E Flood 2

151 th.

NRR
418.85'

290.84'

Dennis & Vickie Westbrook
IL-120-2F

L-120-2B
Dennis & Vickie Westbrook
150'

255'

128.45'

IL-120-2A

383.45'

247.2'

437.9'

210.7'

650'

208'

Leonard Westbrook

129.43'

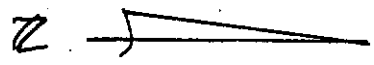
649.48
325.00

IL-120-2C
Leonard Westbrook

ZONE A

649.48

Richard & Vickie Reed



650.7'

370'

IL-120-2D-1
8
IL-120-2D-2

282

IL-120-2D

324.73'

282'

IL-120