SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
MAY 17, 2001

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: **SUB 2001-51 -- OVERVIEW HILLS ADDITION**

OWNER/APPLICANT: Coleman & Kelley Partnership, Attn: Steve Kelley, 11825 Alderny Ct., Wichita, KS 67212

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

LOCATION: Southeast corner of 31st Street South and 135th St. West

SITE SIZE: 78.56 Acres

NUMBER OF LOTS

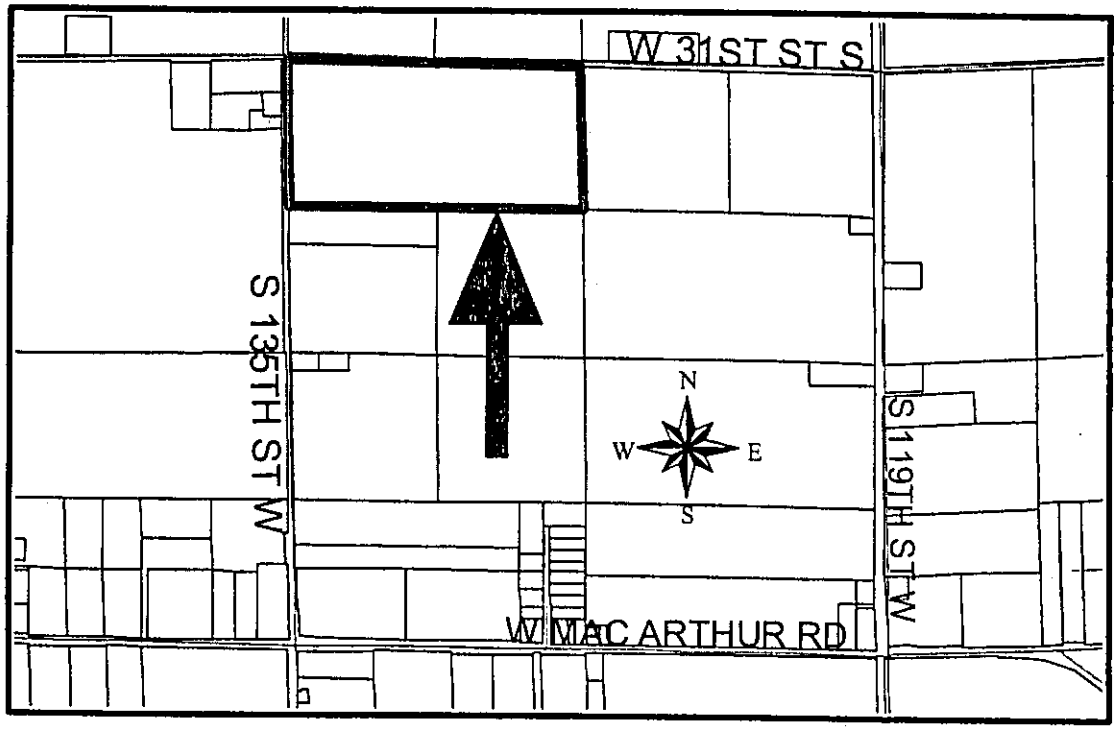
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 4.5 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 Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

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. The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **Health Department** from the water district to that effect.

C. **City Water and Sewer Department** needs top comment on the need for a petition for future extension of City water and sanitary sewer services.

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. ***The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS. A drainage reserve is required between Lots 9 and 10.***

F. **County Engineering** needs to comment on the need for improvements to perimeter streets.

G. **County Engineering** needs to comment on the need for additional right-of-way at the intersection. ***A major intersection right-of-way is required at 135th St. West and 31st Street.***

H. ***County Engineering has requested a redesign of the plat to provide internal access to all lots, with complete access control along the plat's frontage to perimeter streets.***

I. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 31st St. South, and two joint openings along 135th St. West. The final plat shall reference the access controls in the plattor's text. ***Complete access control to 31st Street South is required across the entire frontage of Lot 4.***

J. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

K. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.

L. The applicant should provide a 70-ft contingent dedication of street right-of-way extending to the south line of the plat between lots 9 and 10 in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plattor's text.

M. The Applicant is advised that if platted, the building setbacks must be 35 feet along 135th St. West and 31st St. South to conform with the Zoning setback standard for County section line roads; and the building setbacks must be 30 feet along the internal street to conform with the Zoning setback standard for rural roads.

N. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6, 7, 8, and 11. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

O. The **County Fire Department** needs to comment on the plat's street names.

P. Lot 11 does not meet the 200-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.

Q. 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.

R. 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.

S. 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.)

T. 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.

U. 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.

V. 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.

W. 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.

X. Perimeter closure computations shall be submitted with the final plat tracing.

Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Z. 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.

AA. 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.

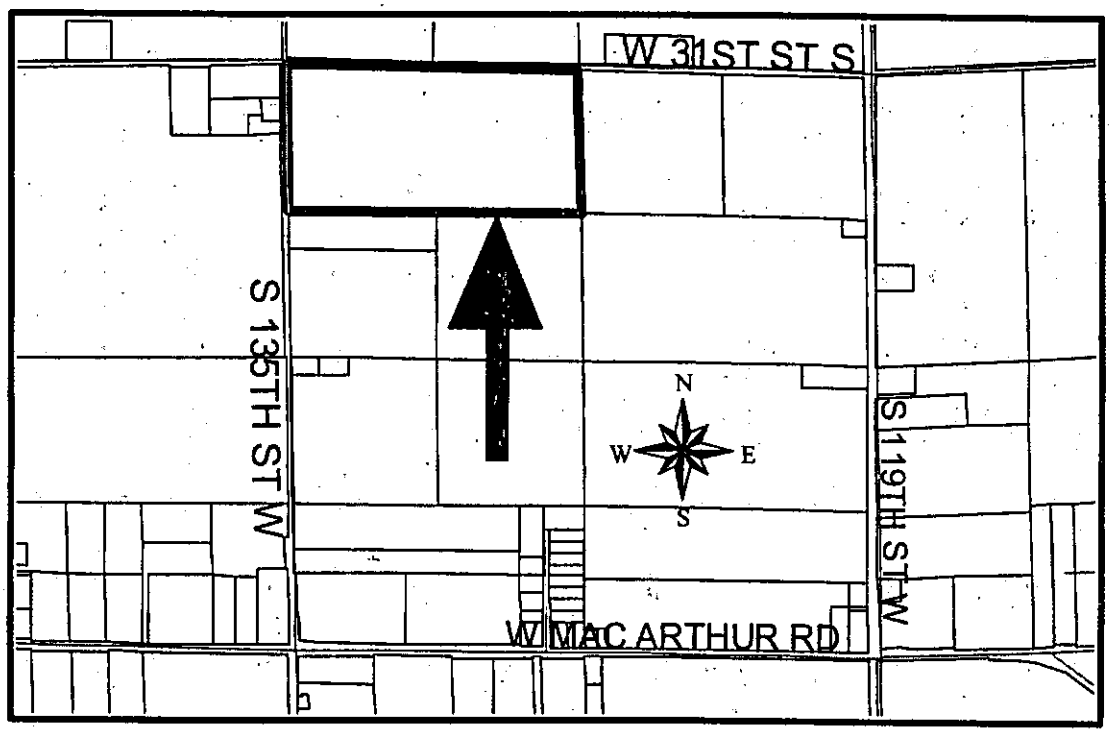
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
JUNE 14, 2001

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/17/01)

CASE NUMBER:	**SUB 2001-51 -- OVERVIEW HILLS ADDITION**
OWNER/APPLICANT:	Coleman & Kelley Partnership, Attn: Steve Kelley, 11825 Alderny Ct., Wichita, KS 67212
SURVEYOR/ENGINEER:	Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
LOCATION:	Southeast corner of 31st Street South and 135th St. West
SITE SIZE:	78.56 Acres
NUMBER OF LOTS	
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15
MINIMUM LOT AREA:	4.5 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 Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

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. The site is currently served by Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **Health Department** from the water district to that effect.

C. **City Water and Sewer Department** has required a petition for future extension of City water and sanitary sewer services.

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. ***The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS. A Master Drainage Plan needs to be submitted.***

F. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 31st St. South, and two openings along 135th St. West, including one joint opening.

G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

H. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.

I. On the final plat tracing, the contingent dedication of street right-of-way needs to be referenced in the plattor's text as becoming effective upon the platting of any adjacent subdivision having a street connecting thereto.

J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6, 7, 8, and 11. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. ***The Subdivision Committee has approved the modification.***

K. The **County Fire Department** needs to comment on the plat's street names. ***County Fire Department has recommended 31st Court South.***

L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

M. Lot 11 may not meet the 100-ft lot width requirement which is measured at the building setback line. This dimension should be denoted on the final plat. An increase in the distance of the building setback from the road would meet the standard.

N. In the surveyor's certificate and the plattor's text, the word "estates" needs to be removed.

O. The centerline of 31st Street Court needs to be located along 31st St. South.

P. The location and elevation of permanent on-site Bench Mark needs to be added.

Q. The plattor's text should be corrected to specify "an Addition to ...".

R. The Planning Commission Certificate needs to have "Kansas" removed from over the word "Sedgwick" and added after the word "Wichita" at the end.

S. 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.

T. 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.)

U. 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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Y. Perimeter closure computations shall be submitted with the final plat tracing.

Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

AA. 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.

BB. 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.

CLOSURE-OVERVIEW HILLS

1	North: 1274.9391		East : 6020.0668
Line	Course: N 02-14-36 W	Length:	1334.7800
2	North: 2608.6961		East : 5967.8188
Line	Course: S 90-00-00 E	Length:	2658.0600
3	North: 2608.6961		East : 8625.8788
Line	Course: S 02-14-24 E	Length:	1331.0900
4	North: 1278.6233		East : 8677.9050
Line	Course: S 89-[illegible]	[illegible]th:	2657.8400
1	North[illegible]		East : 6020.0675

Mike
G.