

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-92 -- STONEY PARK ESTATES

APPLICANT: Nies Real Estate, L.L.C., 9415 E. Harry, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles, and Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North of 47th Street South, West side of Greenwich Road

SITE SIZE: 80.43 Acres

NUMBER OF LOTS

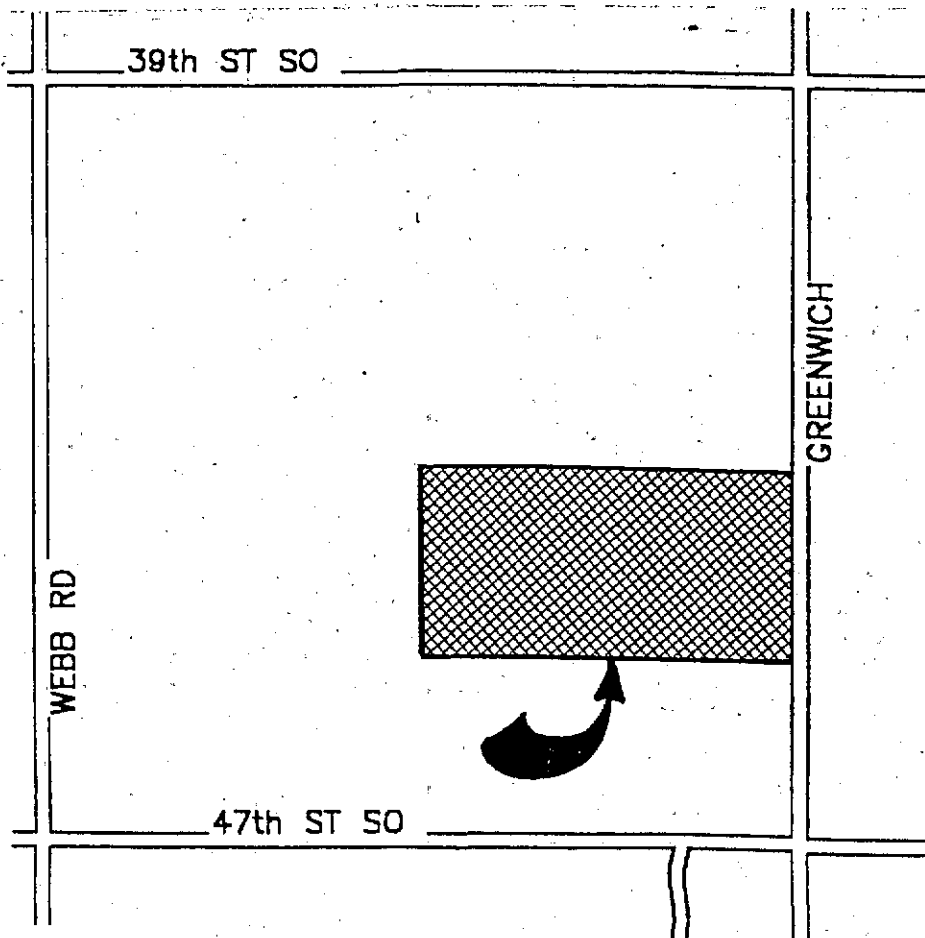
Residential:	82
Office:	
Commercial:	
Industrial:	
Total:	82

MINIMUM LOT AREA: 20,000 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. It was previously approved by the MAPC as a Mobile Home Park (4/27/00) with a sewage lagoon system but was not forwarded to City Council. The applicant has reconfigured the site into 20,000 sq. ft. lots with an alternative sewage system and will submit a zone change request from RR, Rural Residential to SF-20, Single-Family Residential.

The Subdivision Regulations permit 20,000 sq. ft. lots with on-site sewage disposal if public water is provided. This site will be serviced by Rural Water District No. 3. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since sanitary sewer is not able 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. A memorandum shall be obtained specifying approval from the Health Department and/or KDHE along with any requirements for long-term groundwater monitoring.
- B. The Health Department and County Engineering should comment on the acceptability of the proposed alternative sewage system. The use of the alternative sewer system is a policy decision that needs to be made before the final plat is submitted to MAPD.
- C. County Engineering needs to comment on the maintenance and financial responsibilities for the treatment system proposed for Lot 7, Block 3.
- D. The plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved by the MAPC.
- E. The site is located within Rural Water District No. 3. 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 from the water district regarding any requirements.
- F. The Water Department should comment on the whether the lateral lines should be sized for future municipal service.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- H. County Engineering needs to comment on the status of the applicant's drainage concept. *A flood study is required along with verification of the floodplain limits. County Engineering needs to review the location of the floodway reserve located in Lots 1, 5, 6, 7, Block 3 and Reserve B based on the requested flood study.*
- I. County Engineering needs to comment on the access controls. The plat denotes access control except for one emergency access opening along the plat's frontage. The access controls shall be referenced in the plat's text.
- J. County Fire Department should comment on the need for any required gating, fencing or special signing necessitated by the platting of the emergency access easement.

- K. Reserve D shall be extended to the street to increase its accessibility and usefulness for all homeowners in the Addition.
- L. County Engineering needs to comment on the need for improvements to Greenwich Road, such as a southbound right turn decel lane.
- 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 final plat shall include street names. County Fire Department needs to comment on street names after being established by the Applicant.
- O. Due to lack of City water, County Fire Department should comment on the need for additional side yard setback above the minimum required 10 feet in the SF-20 District.
- P. County Fire Department needs to comment on the need for a temporary turnaround for the street stub along the south line of the plat.
- Q. Lots 19, 20 and 21, Block 4, exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- R. Due to floodway reserve easements encumbering the lots, Lots 11 and 12, Block 4, allow minimal land for development.
- S. The area of the Reserves used for utility easements as referenced in the plat's text shall be platted in the Reserves.
- T. Due to its density, this plat is classified as an urban subdivision and appropriate right-of-way widths (32', 58' or 64') need to be incorporated.
- U. The applicant shall guarantee the paving of the proposed interior streets in addition to an all-weather surface within the emergency access easement. Sidewalks will be required along one side of every looped street or through-type street.
- V. 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.
- W. 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.
- X. For those reserves being platted for walkway purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the appropriate governing body the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.

- Y. Lot 6, Block 1, and Lot 8, Block 4, do not conform with the 100-ft lot width requirement. An increase in the distance of the building setback from the road would meet the standard. The final plat shall indicate building setbacks for these lots.
- Z. The platator'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.
- AA. 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.)
- BB. 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.
- CC. 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.
- DD. 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.
- EE. 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.
- FF. Perimeter closure computations shall be submitted with the final plat tracing.
- GG. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- HH. 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.
- II. 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

(Revised Preliminary Plat, Preliminary Plat Approved 11/2/00)

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NUMBER OF LOTS

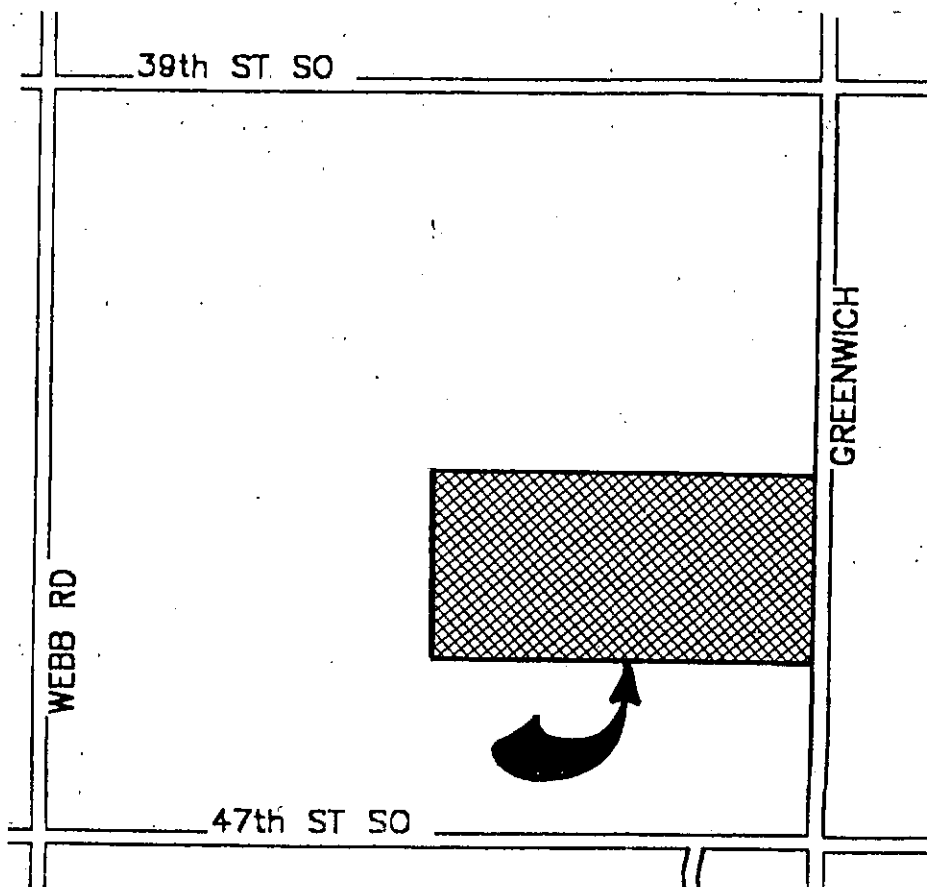
Residential:	129
Office:	
Commercial:	
Industrial:	
Total:	129

MINIMUM LOT AREA: 12,500 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's city limits. This revised preliminary plat has reduced the size of the lots (minimum lot size of 12,500 sq. ft.) Due to its density, this plat is classified as an urban subdivision. A revised street layout has been platted. The Applicant will be requesting a zone change request to SF-10, Single-Family Residential to allow for the lot sizes being platted. An alternative sewer system is proposed utilizing Reserves C and D for sewer treatment facilities which will require a Conditional Use for a Major Utility. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since sanitary sewer is not able 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 the alternative sewer system. A memorandum shall be obtained specifying approval from the Health Department and KDHE along with any requirements for long-term groundwater monitoring.
- B. The Health Department and County Engineering should comment on the acceptability of the proposed alternative sewage system. The policy on alternative sewer systems will need to be approved by County Commissioners prior to the submittal of the final plat.
- C. A County sewer district shall be established to ensure construction and maintenance responsibilities for the treatment system.
- D. City Water and Sewer Department requests a petition for future extension of City water and sewer services.
- E. The plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved by the MAPC.
- F. The plat will be subject to approval of the associated Conditional Use and any related conditions. Prior to this plat being heard by the MAPC, a Conditional Use shall have been submitted and approved by the MAPC.
- G. The site is located within Rural Water District No. 3. 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 from the water district regarding any requirements.
- H. The City Water Department requests that the lateral lines for water service be sized for future municipal service.
- I. Approval of the proposed water and sewer systems by the City Water and Sewer Department is needed to assure conversion/integration into the City system, if and when appropriate.
- J. The owners shall record an agreement agreeing to not incorporate.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- L. County Engineering needs to comment on the status of the applicant's drainage concept. *A HEC-2 run is needed on the west channel. A FEMA map change is required. The westerly lot lines may need to be adjusted based upon the results of the HEC-2 run.*

- M. **County Engineering** has advised the need for access to the western portion of Reserve D.
- N. The plat denotes access control except for one emergency access opening along the plat's frontage. **County Fire Department** has requested the elimination of the emergency access, to be replaced by full access from 42nd St. South onto Greenwich Road.
- O. A guarantee shall be submitted assuring the construction of an all-weather roadway surface within the emergency access easement. Standard gating and signing are required per County Fire Department standards.
- P. Reserve D shall be extended to the street or a public access easement provided to increase its accessibility and usefulness for all homeowners in the Addition.
- Q. A southbound right turn decel lane has been required by **County Engineering**.
- R. 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.
- S. **County Fire Department/ GIS** needs to comment on street names. *GIS has requested that: a) Justin be revised to Sunview and Justin Cir. be revised to Sunview Cir; b) Stoneypark Cir. should be revised to Stoneypark Ct; c) 42nd St. So. Cir. should be revised to 42nd Cir S.; and d) 42nd St. So. should be relabeled as 42nd St. S.*
- T. The Applicant shall guarantee the paving of the proposed interior streets in addition to an all-weather surface within the emergency access easement. Sidewalks will be required along one side of every looped street or through-type street.
- U. **County Fire Department** has advised that streets need to be installed and approved prior to any construction being permitted or building permits being issued.
- V. 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.
- W. 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.
- X. A site plan shall be submitted with the final plat for the swimming pool intended for the Reserves, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- Y. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

- Z. The platlor'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.
- AA. 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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