

SUBMITTED

NOTE: This site is located in the County within three miles of Wichita's boundary, in an area designated as "Small city 2030 urban growth area" by the Wichita-Sedgwick County Comprehensive Plan. A zone change request (ZON 2005-43) from RR, Rural Residential to NO, Neighborhood Office has been requested. It is located in the Maize Area of Influence. The City of Maize will be providing future water and sewer services.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. ***Sedgwick County Code Enforcement recommends plugging current water well.***
- C. In accordance with the Urban Fringe Development policy, since this plat is located within the Maize 2030 Urban Growth Area, the subdivider shall contact the City of Maize, to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, then the subdivision shall be connected to the city's water system in accordance with that city's standards.
- 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. ***A drainage plan is needed.***
- F. The language regarding easements being vacated needs to be removed from surveyors certificate.
- G. **County Engineering** needs to comment on the access controls. The plat denotes two openings along 53rd St. North. ***Sedgwick County Public Works recommends access control except for one opening.***
- H. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. The existing south property line should not be denoted with a bold line.
- J. The plat's text shall note the dedication of the street to and for the use of the public.
- K. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- L. The City Council certification needs to be deleted as this is a County plat.
- 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.