

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00046 – ROMAN WINTER ADDITION

OWNER/APPLICANT: Roman C. Winter Rev. Trust, Attn: Charles C. Winter, 5310 Tenpoint, Andale KS 67001; Charles D. Lies, 6210 North 215th Street West, Colwich, KS 67030

SURVEYOR Carlson-Baughman Company, P.A., Attn: Brian Peltier, 1224 North Andover Road, Suite 100, Andover, KS 67002

AGENT: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East side of 215th Street West, South of 69th Street North (County District III)

SITE SIZE: 10.3 acres

NUMBER OF LOTS

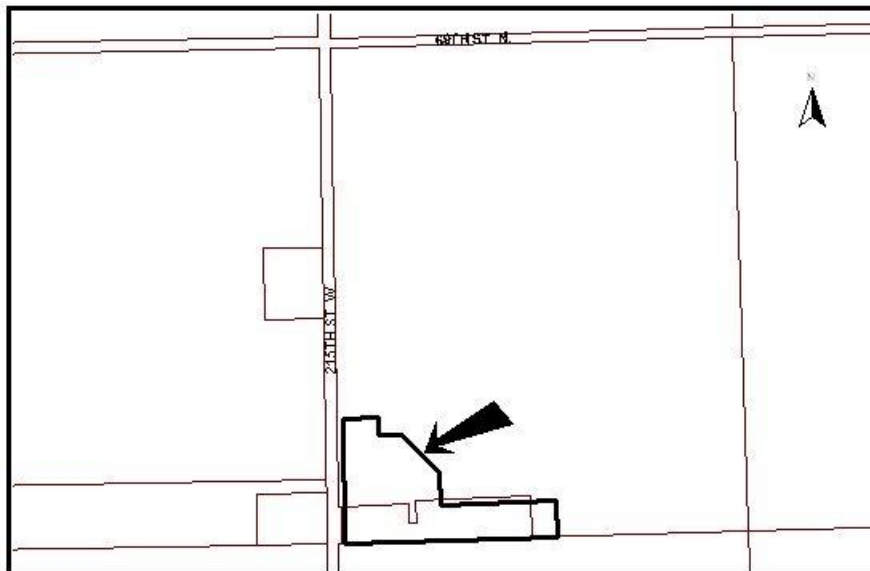
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Colwich Area of Influence.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. 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.
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis 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 and sewer.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Fire Department needs to comment on the width of Reserve A and the configuration of the turnaround. The plat will need to comply with the Sedgwick County Service Drive Code.
- F. A covenant shall be submitted regarding Reserve A which sets forth ownership and maintenance responsibilities of the private drive. 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.
- G. The final plat tracing shall state in the plat's text the purposes of the proposed Reserve A as well as the ownership and maintenance responsibilities.
- H. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- I. The Applicant has platted a 25-foot building setback for Lot 1 which represents an adjustment of the Zoning Code standard of 30 feet for the RR Rural Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- J. The plat denotes the house on Lot 1 encroaching approximately five feet into the 20-foot side yard setback. The plat denotes the southernmost building on Lot 2 encroaching approximately 16 feet into the 20-foot side yard setback. The applicant is advised that in regard to the portion of the buildings within the building setback, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- K. Lot 3 does not conform to the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback to the existing single-family residence would appear to meet the standard for a 10% Administrative Adjustment. An Administrative Adjustment will need to be approved by MAPD prior to approval of the plat.
- L. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- 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 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.
- 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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- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- R. 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.
- S. 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 National Pollutant Discharge Elimination System Stormwater 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. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. 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.
- V. A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (e-mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.