

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00056 – CAMP HYDE ADDITION

OWNER/APPLICANT: Camp Hyde Inc., Attn: Dennis Schoenebeck, 340 South Broadway, Wichita, KS 67202

SURVEYOR/AGENT: MKEC Engineering Consultants Inc., Attn: Greg Allison, 411 North Webb Road, Wichita, KS 67206

LOCATION: Southeast corner of 71st Street South and 263rd Street West (County District III)

SITE SIZE: 126.13 acres

NUMBER OF LOTS

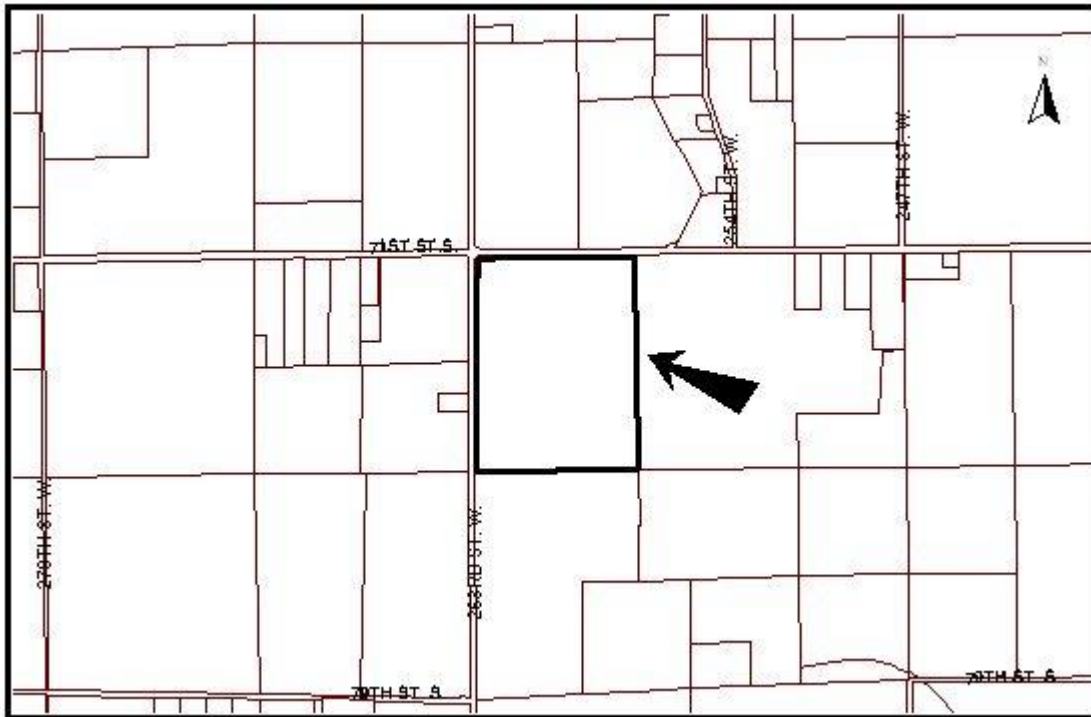
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 119.53 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: PUD Planned Unit Development

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. The applicant requests a zone change (PUD 2011-05, PUD #36) from RR Rural Residential to PUD Planned Unit Development.

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 sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- 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 has requested that the floodplain be shown on the plat along with the standard floodplain language. A minimum pad elevation is needed. A floodway reserve needs to be shown. A Notice of Intent and storm water permit are needed.
- E. County Surveying advises that the bearing of N89°28'32"E on the north line of Lot 1 does not match the section line bearing.
- F. The MAPC certificate needs to be corrected to reference Camp Hyde Addition.
- G. County Engineering has approved the access controls. The plat proposes three access openings along 263rd Street West and two openings along 71st Street South. A note should be included on the plat that the location of all access openings shall be in accordance with the Wichita/Sedgwick County Access Management Standards. The plat's text should be corrected to reference the access controls as "over and across the west line of Camp Hyde Addition, and to or from 71st St South over and across the north line of Camp Hyde Addition."
- H. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- I. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- J. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- K. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Camp Hyde Planned Unit Development PUD 2011-00035, PUD #36.
- L. The signature block should be revised to read "David M. Unruh, First District."
- M. The language under the scale needs to be corrected to reference NAVD88.
- N. The spelling of rights-of-way needs to be corrected in both the owner's and surveyor's certificate.
- O. 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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated

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documents.

- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. 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.
- W. 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. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Neil Strahl(e-mail address: nstrahl@wichita.gov).