

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7.

July 23, 1998

STAFF REPORT
(Final Plat, Preliminary Plat approved 5/21/98)

CASE NUMBER: S/D 98-58 - WILDWOOD ACRES

OWNER/APPLICANT: Jack Hobbs, P.O. Box 26, Stark, KS 66775

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Northeast corner of Hillside and 69th St. North

SITE SIZE: 80 acres

NUMBER OF LOTS

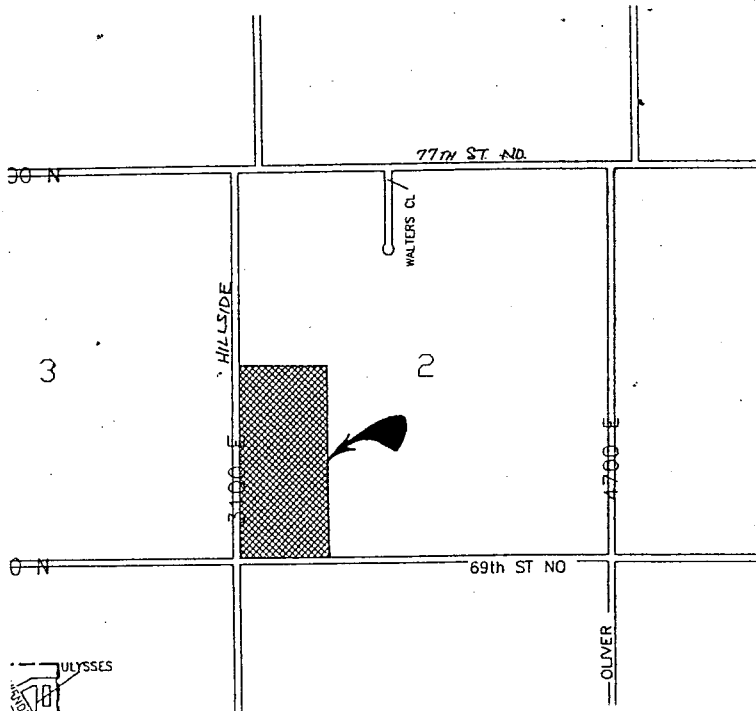
Residential:	13
Office:	-
Commercial:	-
Industrial:	=
Total:	13

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: Note: This site is located in the County within three miles of the City's boundary. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Kechi Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. **Standard soil testing is required.**
- B. The site is currently served by Rural Water District #2. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions 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. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard. **A 36-ft rock standard is required.**
- F. Complete access control shall be dedicated along the site's frontage to Hillside and 69th St. North, with the exception of one opening for Lot 3. On the final plat, the dedication of access controls shall be referenced in the plat's text.

The final plat includes the requested access controls.
- G. Since the floodway is being platted, the standard floodway language shall be included in the plat's text.
- H. The final plat shall contain the appropriate City signature block as the plat is located within three miles of the City's boundary.

The final tracing must contain the signature block for the City of Wichita.

I. County Fire requests the final plat contain names for the interior streets, preferably named "circles".

County Fire needs to comment on the street names.

- J. A contingent right-of-way dedication between lots 9 and 10 extending to the east line of the plat is recommended in order to provide potential street connection between this property and the property to the east. This dedication shall be referenced in the plat's text as being effective upon the platting of any adjacent subdivision having a street connecting thereto.
- K. Lots 3, 5, 11 and 12 exceed the 2.5-to-1 lot depth-to-width ratio. A waiver will be needed from this provision if this plat is approved.
- L. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the floodway 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 a method similar to special assessments.
- M. The Chairman of the MAPC needs to be revised to "Richard E. Lopez".
- N. 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.)
- O. 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.
- P. 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.

- Q. 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.
- R. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12.

May 21, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-58 - WILDWOOD ACRES

OWNER/APPLICANT: Jack Hobbs, P.O. Box 26, Stark, KS 66775

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

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NUMBER OF LOTS

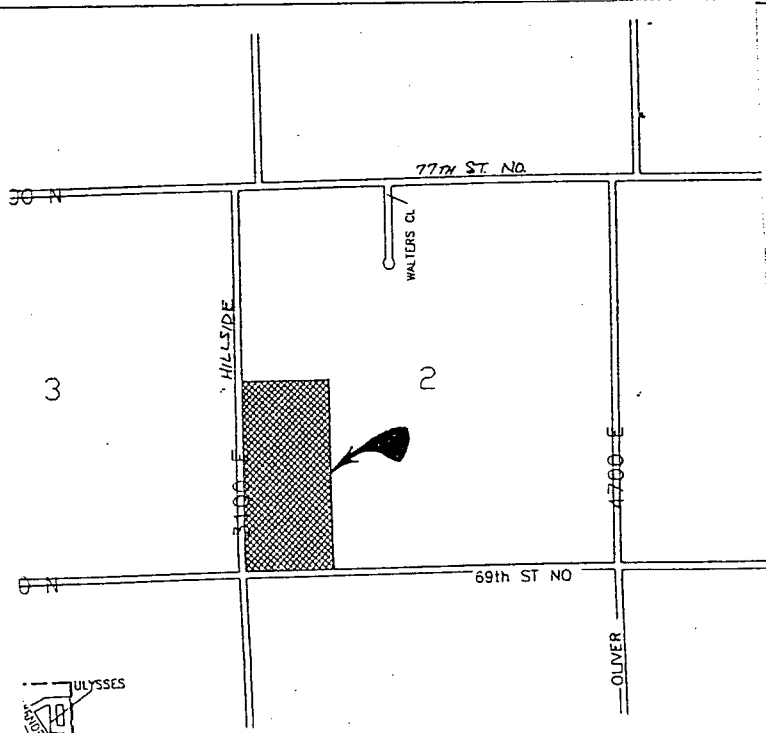
Residential:	13
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CURRENT ZONING: RR, Rural Residential

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VICINITY MAP



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STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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.
- B. The site is currently served by Rural Water District #2. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard.
- F. Complete access control shall be dedicated along the site's frontage to Hillside and 69th St. North, with the exception of one opening for Lot 3. On the final plat, the dedication of access controls shall be referenced in the plat's text.
- G. Since the floodway is being platted, the standard floodway language shall be included in the plat's text.
- H. The final plat shall contain the appropriate City signature block as the plat is located within three miles of the City's boundary.
- I. The final plat shall contain names for the interior streets.
- J. A contingent right-of-way dedication between lots 9 and 10 extending to the

east line of the plat is recommended in order to provide potential street connection between this property and the property to the east. This dedication shall be referenced in the plat's text as being effective upon the platting of any adjacent subdivision having a street connecting thereto.

- K. County Engineering needs to comment on the need for improvements to perimeter streets or additional right-of-way.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- M. The film and page number shall be denoted on the final plat for the pipeline easement. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the pipeline.
- N. Lots 3, 5, 11 and 12 exceed the 2.5-to-1 lot depth-to-width ratio. A waiver will be needed from this provision if this plat is approved.
- O. Provisions shall be made for ownership and maintenance of the proposed floodway 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.
- P. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the floodway 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 a method similar to special assessments.
- Q. The final plat shall reference a tie point and its distance from the plat.

- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.