

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

June 4, 1998

STAFF REPORT
(Final Plat, Preliminary Plat approved 5/7/98)

CASE NUMBER: S/D 98-43 - ELK RUN FIRST ADDITION

OWNER/APPLICANT: Ernest Siggs, 18401 West 4th St., Goddard, KS 67052;
Contract Purchaser - Ed Bugner, 22111 W. 29th St.
North, Colwich, KS 67030

SURVEYOR/ENGINEER: S.E. Anderson, P.O. Box 240, Whitewater, KS 67154

LOCATION: West side of 183rd St. West, South of Central

SITE SIZE: 43 acres

NUMBER OF LOTS

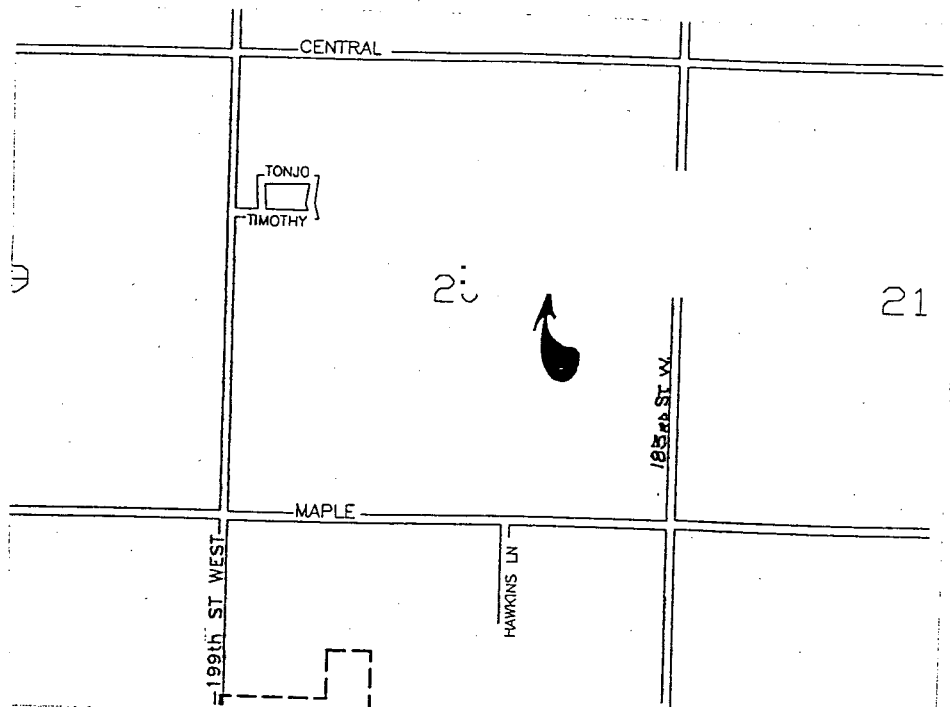
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This site drains northeast to the proposed location of a future Wichita sewage treatment plant, and is near the City of Goddard, and so lot development of this type is considered premature and undesirable according to the Comprehensive Plan. However, the MAPC and County Commission have chosen not to establish protective zoning for this type of situation. This plat is also located in the Goddard Area of Influence.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval. **Standard soil testing is required.**

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. **County Engineering** needs to comment on the status of the applicant's drainage concept. **The drainage concept is approved. Floodway reserves should replace the drainage easements and follow the natural swales.**

The requested floodway reserves have been platted. **County Engineering** needs to comment on the status of the applicant's drainage plan.

D. **County Engineering** needs to comment on the need for access controls along 183rd St. West in addition to the need for any improvements to 183rd Street West. **One opening per lot will be permitted for the lots 7 and 8. Lot 6 should have complete access control along 183rd Street.**

The final plat has denoted the requested access controls.

E. MAPD recommends a revised lot layout with Lots 7 and 8 oriented toward the road adjoining the plat to the north. This would eliminate access from the section line road. **The plat is approved as shown, as the street to the north is a private street.**

F. The applicant shall guarantee the installation of the proposed interior street to

the 36-ft rock standard.

- G The Subdivision regulations limit the length of cul-de-sacs to 1,200 feet for five-acre lots. The new street within this plat contains a length of 1,900 feet. County Fire needs to comment on the acceptability of the street length.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing must be identical to those in the legal description.
- I. The name of the Deputy should be revised to read, "Linda Kizzire".
- J 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.)
- K 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.
- L 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.
- M 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.
- N 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.

- O Perimeter closure computations shall be submitted with the final plat tracing.
- P Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q 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. **Southwestern Bell request additional easements.**

The final plat has denoted the requested easement.

- R 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**

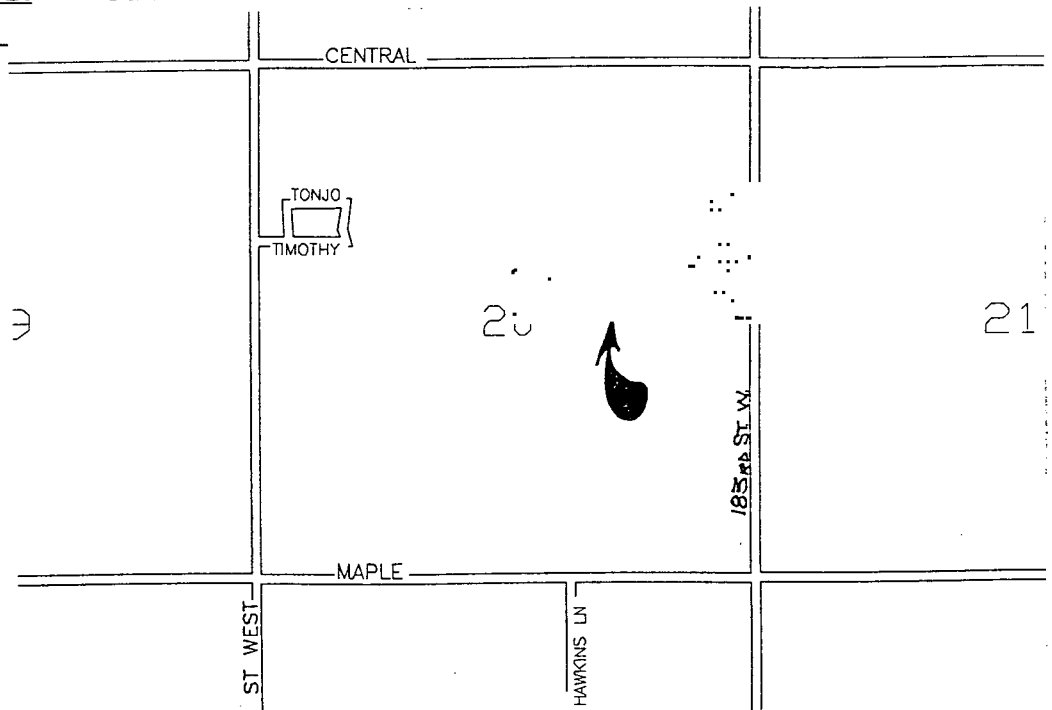
AGENDA ITEM NO. 15.

May 7, 1998

**STAFF REPORT
(Preliminary Plat)**

- CASE NUMBER:** S/D 98-43 - ELK RUN FIRST ADDITION
- OWNER/APPLICANT:** Ernest Siggs, 18401 West 4th St., Goddard, KS 67052;
Contract Purchaser - Ed Bugner, 22111 W. 29th St.
North, Colwich, KS 67030
- SURVEYOR/ENGINEER:** S.E. Anderson, P.O. Box 240, Whitewater, KS 67154
- LOCATION:** West side of 183rd St. West, South of Central
- SITE SIZE:** 43 acres
- NUMBER OF LOTS**
- | | |
|--------------|----------|
| Residential: | 8 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>8</u> |
- MINIMUM LOT AREA:** 5 acres
- CURRENT ZONING:** RR, Rural Residential
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This site drains northeast to the proposed location of a future Wichita sewage treatment plant, and is near the City of Goddard, and so lot development of this type is considered premature and undesirable according to the Comprehensive Plan. However, the MAPC and County Commission have chosen not to establish protective zoning for this type of situation. This plat is also located in the Goddard Area of Influence.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept.
- D. County Engineering needs to comment on the need for access controls along 183rd St. West in addition to the need for any improvements to 183rd Street West.
- E. MAPD recommends a revised lot layout with Lots 7 and 8 oriented toward the road adjoining the plat to the north. This would eliminate access from the section line road.
- F. The applicant shall guarantee the installation of the proposed interior street to the suburban residential street standard.
- G. Since the plat has dedicated right-of-way for 183rd Street West, the final plat shall reference such dedication.
- H. The section corner tie points that are referenced shall read, "27S".
- I. The Subdivision regulations limit the length of cul-de-sacs to 1,200 feet for five-acre lots. The new street within this plat contains a length of 1,900 feet.

County Fire needs to comment on the acceptability of the street length.

- J. The street name needs to be revised to "West 2nd Circle North" or "North 183rd Court West".
- K. Due to this site being located within three miles of the City's boundary, the final plat must contain the appropriate City signature block.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council

and/or County Commission.

- S. 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.
- T. 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.