

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/23/98)

CASE NUMBER: S/D 98-95 - ELK RUN 2ND ADDITION

OWNER/APPLICANT: Ernest Siggs, 18401 West 4th St., Goddard, KS 67052; BLSS, Inc., 1300 North 199th Circle West, Goddard, KS 67052

AGENT: Eck Real Estate, Attn: Doug Eck, 5512 West Central, Wichita, KS 67212

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

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

SITE SIZE: 33 acres

NUMBER OF LOTS

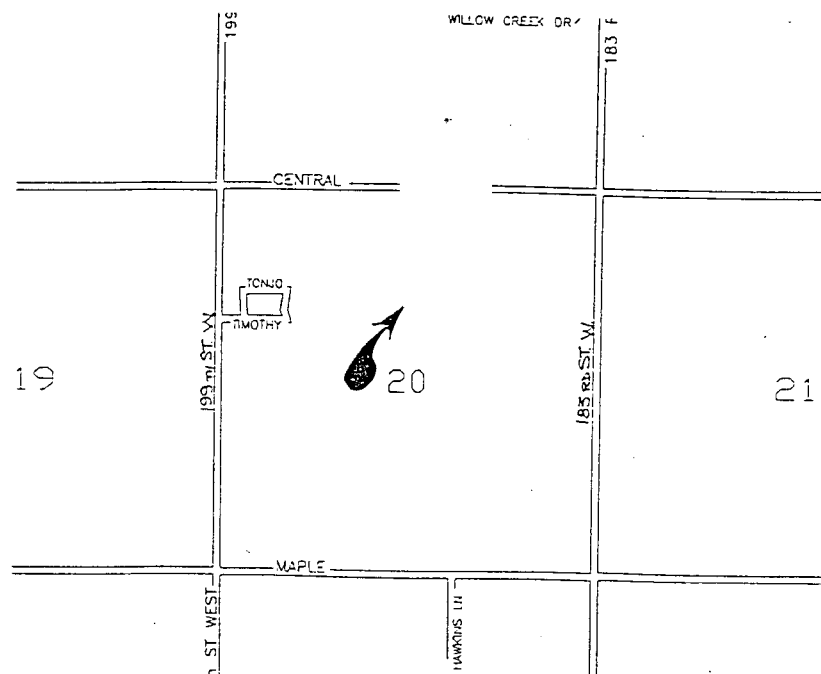
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

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 City limits. It is 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 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 has been 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 plan.
- D. A contingent right-of-way dedication between lots 2 and 3 shall be provided for future access to properties to the west. The plat's text shall reference such dedication as becoming effective upon the platting of any adjacent subdivision having a street connecting thereto.

The contingent right-of-way has been platted as requested.

- E. The applicant shall guarantee the installation of the interior street to the suburban street standard.
- F. County Fire needs to comment on the plat's street name.
- G. 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.
- H. 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.)
- I. 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.
- J. 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.

- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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. 10

October 22, 1998

STAFF REPORT
(Preliminary Plat)

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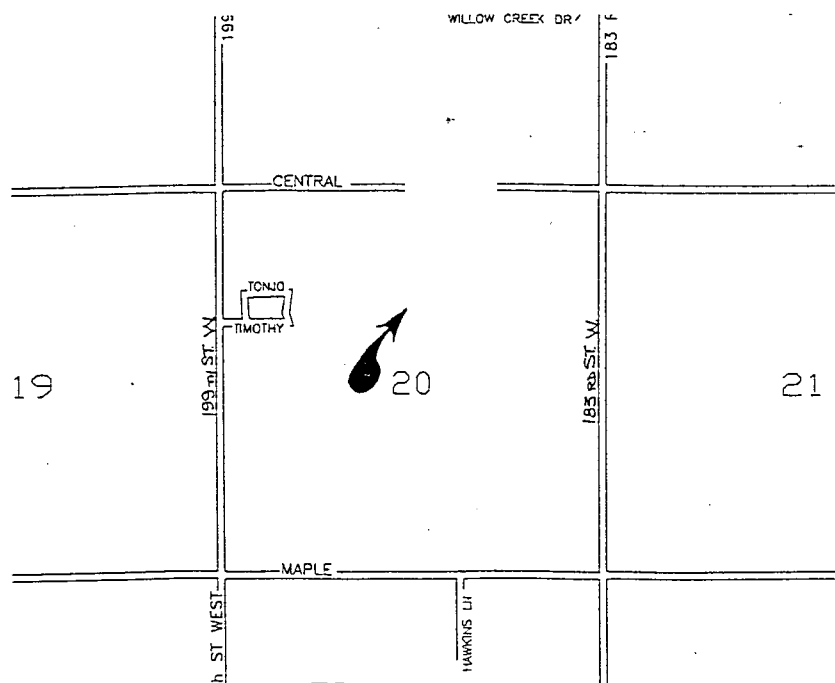
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Total:	<u>6</u>

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Note: This site is located in the County within three miles of Wichita's City limits. It is 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 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. As the site adjoins a floodplain to the south, County Engineering should comment on the need for floodway reserves, and the need for minimum building pad requirements.
- D. The final plat shall denote complete access control along the sites frontage to Central. The dedication of access controls shall be referenced in the plat's text.
- E. The plat's text shall reference the street dedication.
- F. The tie point should reference Township "27S".
- G. In accordance with the Zoning regulations for County roads, a 35-ft building setback from Central is required. The applicant is advised that the setback from the interior street is only required to be 30 feet.
- H. A contingent right-of-way dedication between lots 2 and 3 shall be provided for future access to properties to the west. The plat's text shall reference such dedication as becoming effective upon the platting of any adjacent subdivision having a street connecting thereto.

- I. County Engineering should comment on the need for improvements to Central.
- J. The applicant shall guarantee the installation of the interior street to the suburban street standard.
- K. County Fire needs to comment on the plat's street name.
- L. 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.
- M. The applicant is reminded that this site is within three miles of the City limits and will require approval by City Council. Therefore, the City Clerk and Mayor should be added to the list of signatures.
- 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.
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