

ANNEXATION AREA 2.

**CITY OF DERBY
SERVICE EXTENSION PLAN REPORT FOR
PROPERTIES LOCATED:**

**WEST OF ROCK ROAD
&
SOUTH OF 63RD STREET SOUTH
(see attached legal description)**

FEBRUARY, 2006

INTRODUCTION

The attached maps and following statements, regarding major municipal services, are presented as a service extension plan report in conjunction with the consideration of the annexation of eligible properties to the City of Derby by the Derby City Council.

State Law requires the preparation of such a plan report when a City pursues annexation in the absence of a petition or request from the properties owners. The plan report is to include a map or maps clearly delineating the land proposed for annexation; the present streets, water mains, sewers or other city utility lines and the proposed extensions thereof; and the general land use pattern in the area proposed for annexation. The plan report is also to include statements setting forth as necessary plans by the City for extending to the proposed annexation area each major municipal service provided to persons and property inside the City. These statements indicate the method by which the City plans to finance the extension of such services and the timing for their provision.

The plan report is placed on file for public inspection in the Office of the City Clerk and it is to be presented during the forthcoming Public Hearing conducted for consideration of the annexation proposal by the City Council of the City of Derby.

DESCRIPTION OF THE PROPOSED ANNEXATION AREA

The proposed annexation area includes one tract (**see Map 1.**), in the general area of Nancy Lane (approximately 1/3rd mile west of Rock Road) and 63rd Street South (south side). This tract is approximately 0.81 acres, is under County "RR" zoning and is the site of an occupied single-family dwelling.

LAND USE AND ZONING-2005

As noted above, the site is presently under the County's "RR" single-family residential zoning classification. All adjacent zoning, south of 63rd Street South is under Derby's "R-3" multi-family zoning classification. At present, this area of "R-3" zoning is undeveloped but is expected to be developed for apartments, that are being built in association with a private golf course. To the north, on the north side of 63rd Street South, are both platted and unplatted areas, all developed with single-family dwellings. To the west, either side of 63rd Street South, are areas in Derby's City Limits zoned and platted for single-family development. Similarly to the east is a County development involving a Church on a nearly 20 acre site (north side of 63rd St.) but there also are areas zoned and platted for non-residential uses inside of Derby both on the north and south sides of 63rd St. South.

EXTENSION OF MAJOR MUNICIPAL SERVICES

A. Public Streets

Although not typical for a single-family residential site, this site's access is directly out to 63rd Street South, an arterial street. This street was until recently a typical, paved two lane arterial with open ditches for drainage rather than urban type curb and gutter. At this time, 63rd Street South from essentially K-15 (Buckner) to Rock Road is being reconstructed to an urban four lane and even wider (center turn lane, accel/decel lanes in some cases) arterial with curb and gutter. That is, immediately adjacent to this site, 63rd Street South will be a major urban arterial.

B. Sanitary Sewer

The attached **Map 2** indicates that Derby's municipal sanitary sewer lines presently exist in the vicinity of the proposed annexation area but at present are still somewhat distant. These lines have been and additional improvements are yet to be made, in conjunction with the Oaks and/or Oaks 2nd Additions that surrounds the tract involved in the proposed annexation, that will bring lines much closer to the site. Extensions or sewer lines beyond those being provided for the Oak Addition(s) lots will, however, still be needed to bring service directly to this tract. Any such additional sewer line extension is, though, within reason for the development of this tract under Derby's control. Map 2A (see attached) has been prepared as an example of a possible option for extending sanitary sewer to this site. Accompanying that map is a table that indicates an estimated cost for the extension of sewer to the tract involved in this proposed annexation. As is indicated by Map 2A, an extension of a sanitary sewer line would be made from improvements being provided for the Oaks 2nd Addition.

C. Water Service

Presently, Rural Water District #3 has facilities in the vicinity of this site. Also, as indicated by **Map 3**, Derby has existing water lines in the vicinity of the annexation area. As can be seen, Derby's municipal water lines exist at a number of locations in the immediate vicinity of the tract. Most significantly, the water line immediately adjacent to the site, in 63rd Street South, is available to the site. As can also be seen on Map 3, fire hydrants have been installed along the water line in 63rd Street South close to and either side of this tract. This site therefore already has access to municipal water subject to the City's typical fees for connecting to a water line (\$500 to \$700).

As required by State Law, if Rural Water District (RWD) facilities are impacted by this annexation, the City will negotiate with the RWD or establish by statutory proceedings appropriate restitution for any such involved facilities.

D. Police Protection

The proposed annexation area is already within or adjacent to an area covered by the City's Police operations. Given this site's location, inclusion of that area into the Derby Police Department's area of responsibility requires no addition of staff or equipment than is already available. Law enforcement or police services, are currently provided through the County's Sheriff Department, which provides limited patrolling of such areas.

E. Fire Protection

Being presently a County site, the nearest fire protection for this site is provided from the County's fire station at the southeast corner of 63rd Street and Rock Road.

Upon annexation, fire protection would be provided by the Derby Fire and Rescue Department (DFRD). DFRD has two fully equipped stations with 24/7 full time coverage. Station 1 is located at 128 West Market and Station 2 is located at 1401 North Rock Road in Derby. Station 2 would be only approximately 1 and 1/2 miles from this site. DFRD provides a full range of services from full certified EMT's for medical first response to confined space, motor vehicle and water rescue. Derby's fire response time in the City of Derby averages less than 4 minutes. This site specifically is only approximately 1 and 1/2 miles from Station 2 with basically direct access being provided by way of Rock Road and 63rd Street South. With two stations in reasonable proximity to this site, Derby can provide a greater level of availability in an emergency than would be the case for the single facility now provided by the County. Further, with the existing water line in 63rd Street South and fire hydrants that are now available, this site will be well served as to fire protection and that exceeds present services. Fire protection and other emergency services for this area can therefore be accomplished with existing equipment and staff

F. Other Municipal Services and Facilities

As is typical of any residential area in the City of Derby, this site has ready access to numerous City Parks. Some, such as Stone Creek Park (3/4 mile to the west) at 63rd and Woodlawn, are very close to the site while others such as High Park, although somewhat removed, are still quite accessible. No County parks are reasonably available to this site and the nearest parks in Wichita are from 4 to 6 miles northwest of Derby. This site is also immediately adjacent to Derby's extensive existing and planned bike and hike facilities (trail being

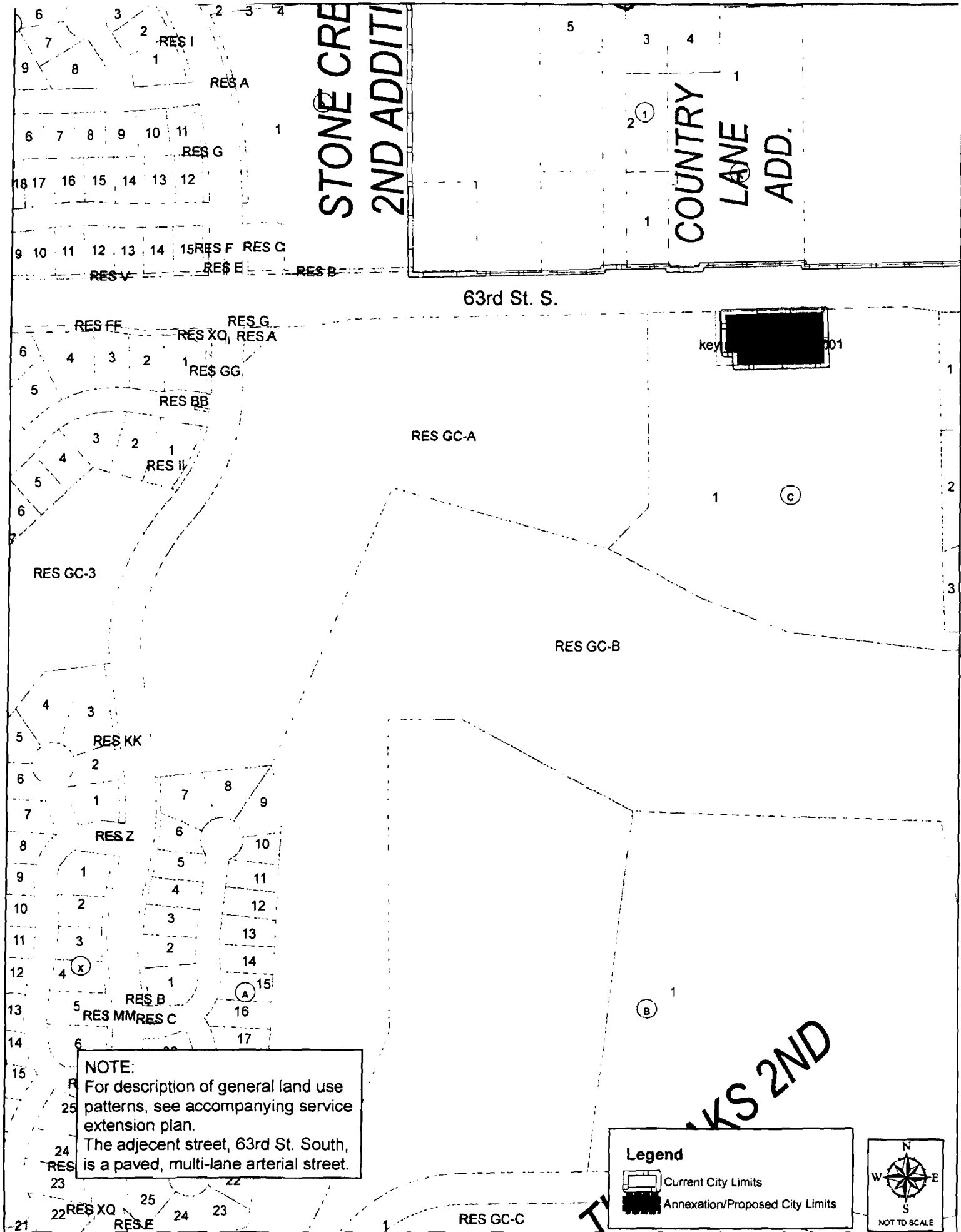
provided along 63rd Street South). Derby's Public Library and Senior Center are also among the services available to residents.

Code enforcement activities will be provided through the City's existing Zoning and Building Code personnel. Given the existing conditions or use of the proposed annexation area, rezoning of the properties is not anticipated. If rezoning of the tract is desired by the property owner, any such action would proceed through the City of Derby's normal review procedures. Rezoning will also subject the site to a requirement for the site to be platted.

See Map #2A, Possible Option for Sanitary Sewer Extension

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
8" Pipe	200	LF	\$20.00	\$4,000
Manhole	1	EA	\$2,500.00	\$2,500
4" Stub	1	EA	\$500.00	\$500
Site Clearing & Restoration	1	LS	\$2,000.00	\$2,000
Subtotal				\$9,000
30% - Contingency, Design, Inspection, Administration				\$2,700
Total				\$11,700
Cost/Lot				\$11,700
@ 5%, 15 years, Estimated Monthly "Special Assessment"				\$93.00/month

Note: This cost estimate is based on only one possible alignment and benefit district out of a multitude of options and alternatives. Actual costs will vary based on size of project, number of benefiting properties, site conditions, etc. The cost does not include connection fees, or costs of private plumbing to connect to City main. The policy of the City of Derby is to not require extension of infrastructure upon annexation, but to extend said infrastructure only upon receipt of valid petitions from a majority of affected property owners.



STONE CRE
2ND ADDITI

COUNTRY
LANE
ADD.

63rd St. S.

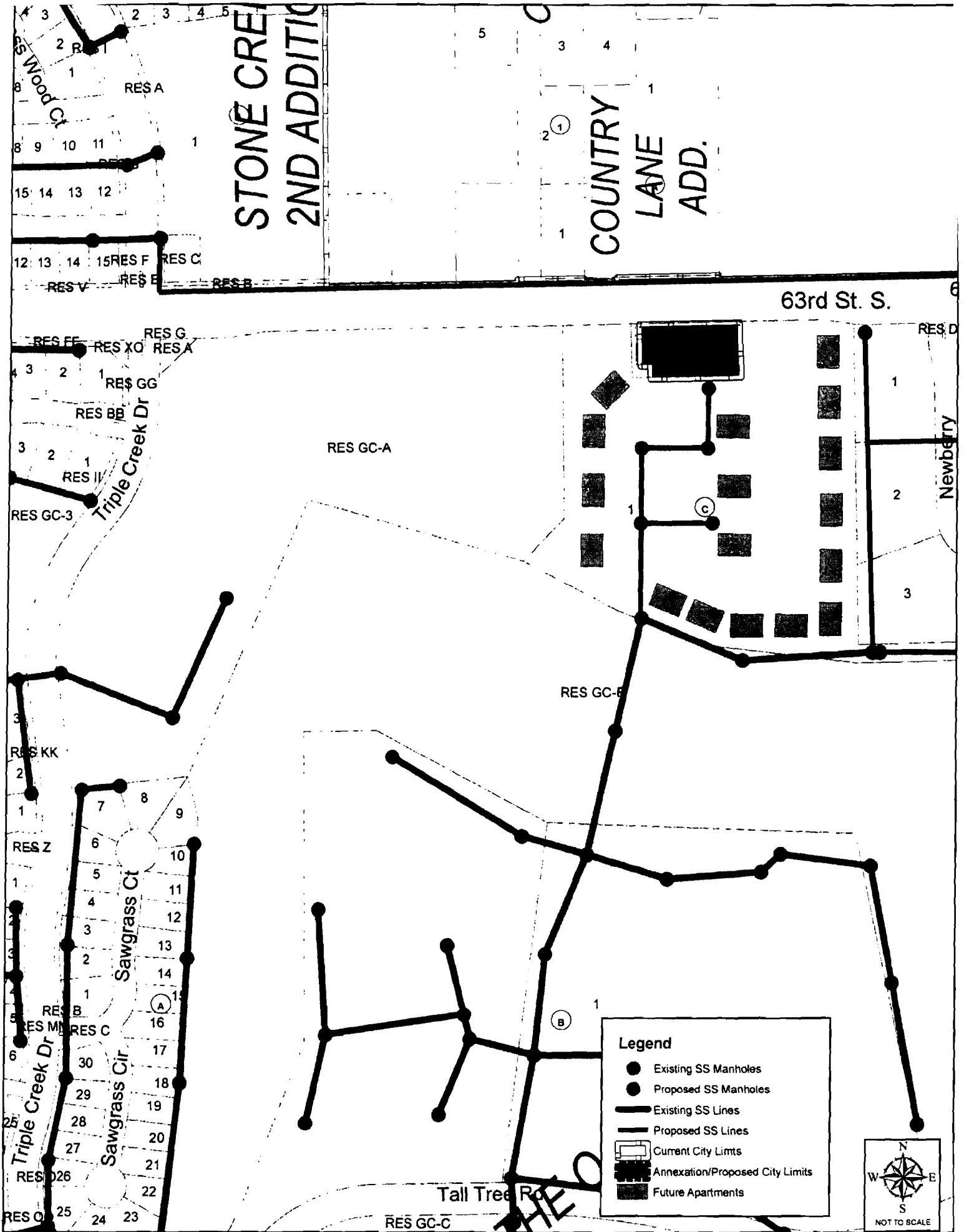
NOTE:
For description of general land use patterns, see accompanying service extension plan.
The adjacent street, 63rd St. South, is a paved, multi-lane arterial street.

Legend

- Current City Limits
- Annexation/Proposed City Limits



Proposed Annexation Area
Derby, Kansas
Map #1



STONE CREEK
2ND ADDITION

COUNTRY
LANE
ADD.

63rd St. S.

Newberry

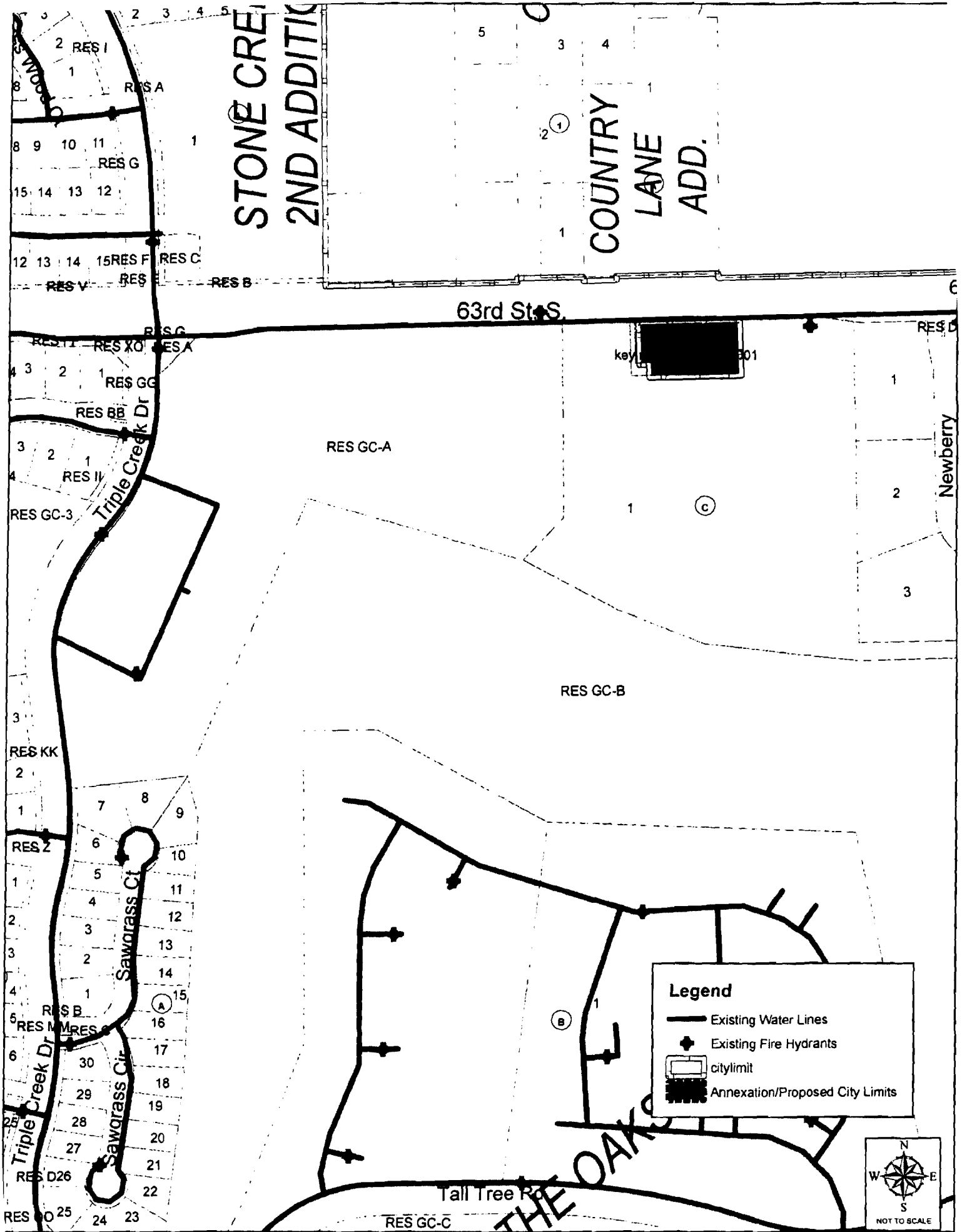
Tall Tree Rd

Legend

- Existing SS Manholes
- Proposed SS Manholes
- Existing SS Lines
- - - Proposed SS Lines
- ⋯ Current City Limits
- Annexation/Proposed City Limits
- Future Apartments



Possible Option For Sanitary Sewer Extension
Derby, Kansas
Map #2A



STONE CREEK
2ND ADDITION

COUNTRY
LANE
ADD.

63rd St S





Triple Creek Dr

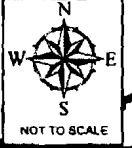
Sawgrass Cir

Tall Tree Rd

Newberry

Legend

-  Existing Water Lines
-  Existing Fire Hydrants
-  city limit
-  Annexation/Proposed City Limits



Existing Water Lines
Derby, Kansas
Map #3

Annexation Area 2.
Legal Description

Beginning at a point 724.14 feet east and 60 feet south of the NW corner NE ¼, Section 31, Township 28 South, Range 2E of the 6th Principal Meridian, Sedgwick County, Kansas; thence bearing S 01°02'38" E, a distance of 137.70 feet; thence bearing N 90°00'00" W, a distance of 235.95 feet; thence bearing N 01°02'38" W, a distance of 32.67 feet; thence bearing N 90°00'00" W, a distance of 29.20 feet; thence bearing N 00°00'00" W, a distance of 105 feet; thence bearing N 90°00'00" E, parallel with and 60 feet south of the north line NE ¼ to the point of beginning.

OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

Lot 1, Block A Annexation No. 8	Sewell 2 nd Addition	Raymond D. Sewell P.O. Box 264 Derby, KS 67037
Lot 1, Block 1 Annexation No. 9	Bergman-Mize Addition	Eddie R. & Sylvia C. Miller P.O. Box 653 Derby, KS 67037
Beg at the SEly Cor of Lot 2; th. NWly along the Ely line 145'; th. W to a point 145' Nly of the SW Cor; th. SEly 145' to the SW Cor; th. Ely to beg, Block 1 Annexation No. 9	"	New Rapid of Kansas, LLC 115 S. Hydraulic Wichita, KS 67211
Beg 1293' N of the SW Cor of the SW/4; th. E 745'; th. N 300'; th. W 745'; th. S 300' to beg, except beg 1293' N & 50' E of the SW Cor of the SW/4; th. N 80.61'; th. SEly 71.26' to a point 62' E of the W line; th. W 12.10' to beg for highway. 25-28-1E Annexation No. 1		Wayne L. & Judy M. Wayman 548 E. Main Mulvane, KS 67110
Lot 1, Block A Annexation No. 1	Mid States of Derby Addition	Property, LLC 548 E. Main Mulvane, KS 67110
Beg 462' E of the NW Cor of the NE/4; th. E 262.14'; th. S 197.7'; th. W 235.95'; th. N 32.67'; th. W29.2'; th. N 165' to beg, except the S 5'; th. E 40' & except the N 40' for road. 31-28-2E Annexation No. 2		Robert F. & Patricia S. Word 7401 E. 63 rd St. South Derby, KS 67037
Lot 1 Annexation No. 3	Calvary Baptist Church 2 nd Addition	Calvary Baptist Church 421 N. Westview Derby, KS 67037
The NE/4, except the E 1980' thereof. 5-29-2E Annexation No. 4		William D. Hamilton, David L. Hamilton, Joe S. Hamilton & Beverly J. Coover Trust % Beverly J. Coover Trust 1303 Marlboro Street Wichita, KS 67217
The W 208.71' of the E 399.31' of the N 208.71' of the NE/4, except the N 22.5' for road. 18-29-2E Annexation No. 5		Charles F. Everist & Robin L. Pool 7901 E. 87 th St. South Derby, KS 67037