

ANNEXATION AREA 6.

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

**EAST OF WOODLAWN
&
NORTH OF 95TH 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 Woodlawn Boulevard and Madapalla Court (approximately 1/4th mile north of 95th Street South). This tract is approximately 1.83 acres, is under County "RR" zoning and is the site of an occupied single-family dwelling. Although this tract appears to be located within the Farborough Estates Addition, that was itself annexed to Derby several years ago, it is an unplatted tract that is not part of the Farborough Estates Addition and consequently was not annexed when that Addition was.

LAND USE AND ZONING-2005

The site is presently under the County's "RR" single-family residential zoning classification. Adjoining the site to the north and east is the Farborough Estates Addition which was annexed to Derby several years ago and is now under Derby's "R-1" single-family residential zoning classification. To the west is the El Paso Heights Addition, also a Derby subdivision under "R-1" zoning. The areas to the south, either side of Woodlawn are in the County and generally are in agricultural uses.

EXTENSION OF MAJOR MUNICIPAL SERVICES

A. Public Streets

Although this tract has frontage along Madapalla Ct., an unpaved / surfaced residential street, its actual access is to Woodlawn Boulevard. Woodlawn Boulevard is a somewhat mixed use or type of street both within and outside of Derby. Outside of Derby and in particular adjacent to this site it is a paved, 2 lane, open ditch, rural type, minor arterial street. Within Derby, Woodlawn is a more typical urban type street.

B. Sanitary Sewer

This tract, as are the lots in the adjoining Farborough Estates Addition, employs on-site sanitary sewer. Given the involved lot sizes, the on-site systems are septic systems. The attached **Map 2** indicates that Derby's existing municipal sanitary sewer lines are still some distance from this site. However, the eventual development of the El Paso Heights Addition, west of Woodlawn, will bring sanitary sewer reasonably close to this site. Alternatively, a sewer system may be developed for the entire Farborough Estates Addition that could also make municipal sanitary sewer available to this tract. **Map 2A** presents the example of a possible future sewer system, from the El Paso Heights Addition, that could be used to serve this site. Accompanying that map is a table that indicates an estimated cost for the extension of sewer to the the tract involved in this proposed annexation.

C. Water Service

Map 3 indicates the location of existing water lines. As can be seen, Derby's municipal water lines exist immediately adjacent to this tract's northwest corner, in Madapalla Court. Given the location of the City's water lines, this site can be considered to already have direct access to municipal water and would be expected to pay typical connection fees (\$500 to \$700) and/or share in the costs for future water line extensions in the vicinity of this site.

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 the site's inner City 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 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 or just under five (5) miles from the site. Both of Derby's fire stations are closer to the site and provide greater availability in an emergency than would be the case for the single facility now provided by the County.

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. 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 ½ miles from Station 1 with basically direct access being provided by way of Woodlawn and Market Street. Further, with the existing water line in Woodlawn and Madapalla Court, fire hydrants are now directly available to this site. Consequently, this site will be well served as to fire protection and which exceeds present services being provided through the County. Fire protection and other emergency services for this area can therefore be accomplished with existing equipment and staff.

F. Other Municipal Services and Facilities

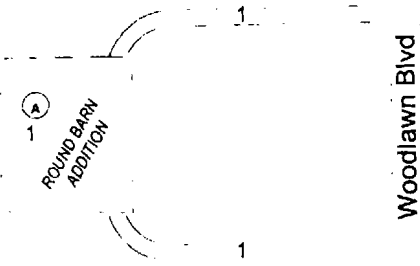
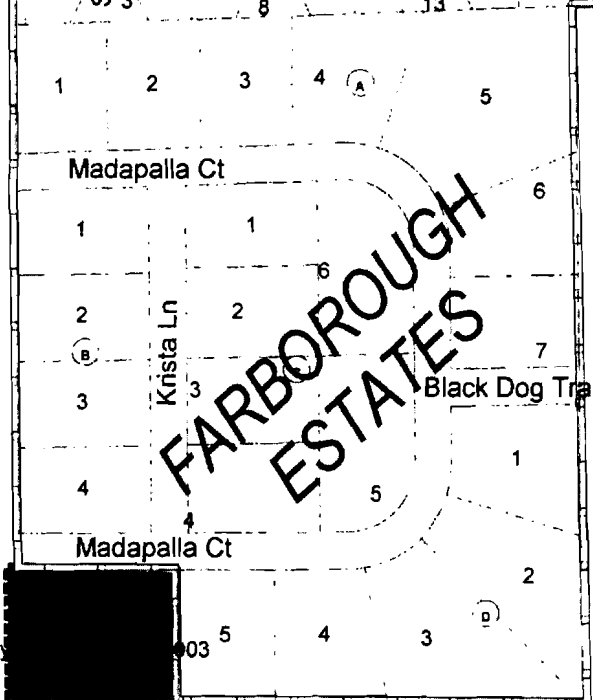
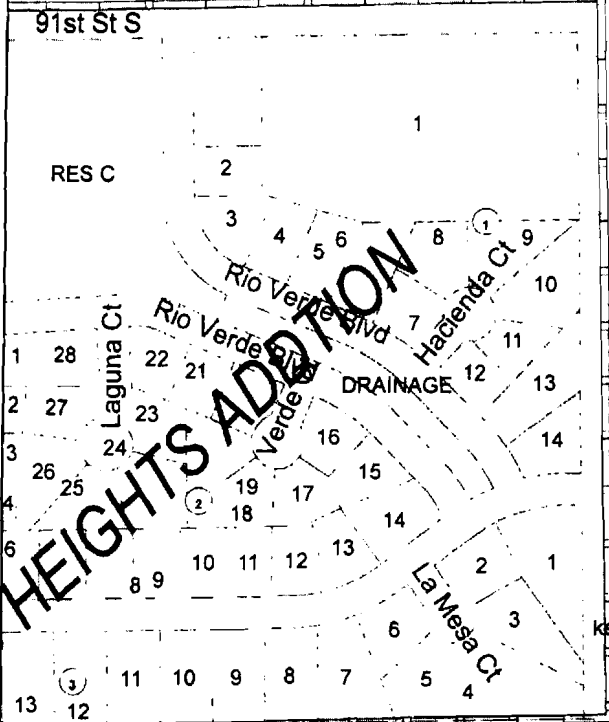
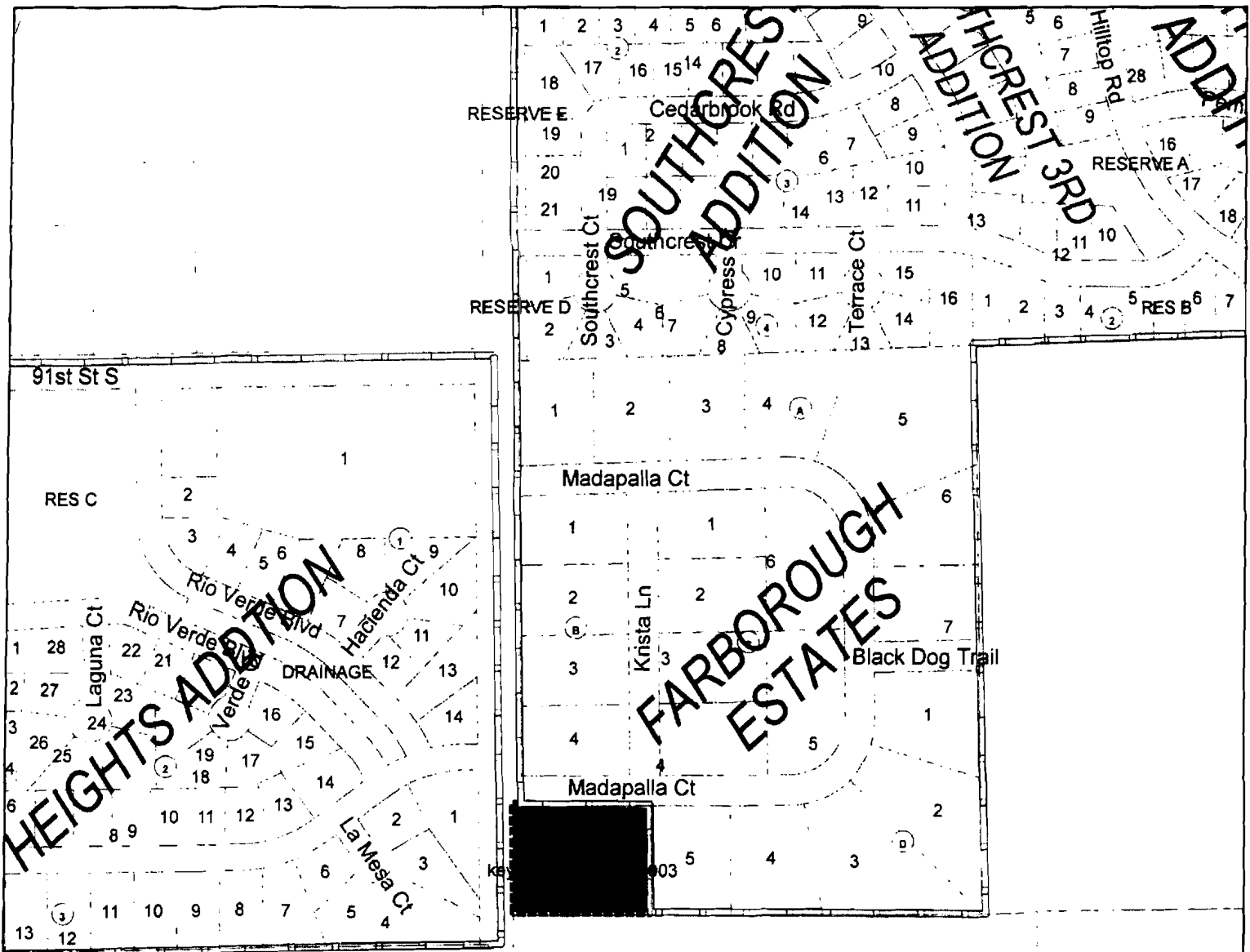
As is typical of any residential area in the City of Derby, this site has ready access to numerous City Parks. Garret Park, one of the City's larger parks, on Chet Smith and east Woodlawn, is approximately one mile from this site. Several other City parks are within a two mile radius of this site. No County parks are reasonably available to this site and the nearest parks in Wichita are from 4 to 6 miles northwest of Derby. The City's Library and Senior Center, are just over 2 1/2 miles from the site.

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 were 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	3620	LF	\$20.00	\$72,400
Manhole	10	EA	\$2,500.00	\$25,000
4" Stub	15	EA	\$500.00	\$7,500
Site Clearing & Restoration	1	LS	\$10,000.00	\$10,000
Boring & Casing(Woodlawn Crossing)	60	LF	\$150.00	\$9,000
Subtotal				\$123,000
30% - Contingency, Design, Inspection, Administration				\$37,100
Total				\$161,000
Cost/Lot	\$161,000/15			\$10,733/lot
@ 5%, 15 years, Estimated Monthly "Special Assessment"				\$85.00/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.



NOTE:
 For description of general land use patterns, see accompanying service extension plans.
 Woodlawn Blvd. is a paved street while Madapalla is a surfaced local access street.

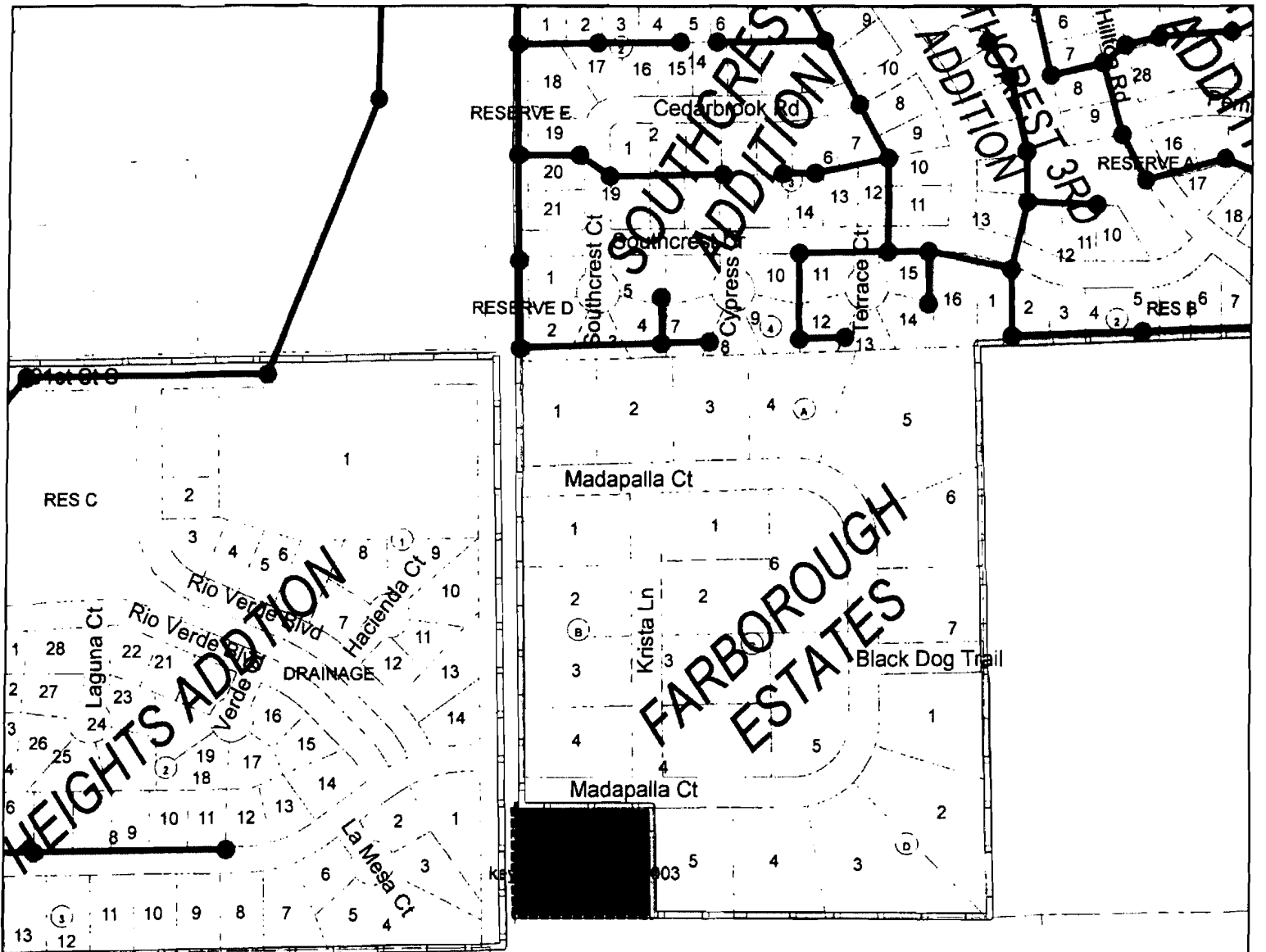
Legend

-  Current City Limits
-  Annexations/Proposed City Limits

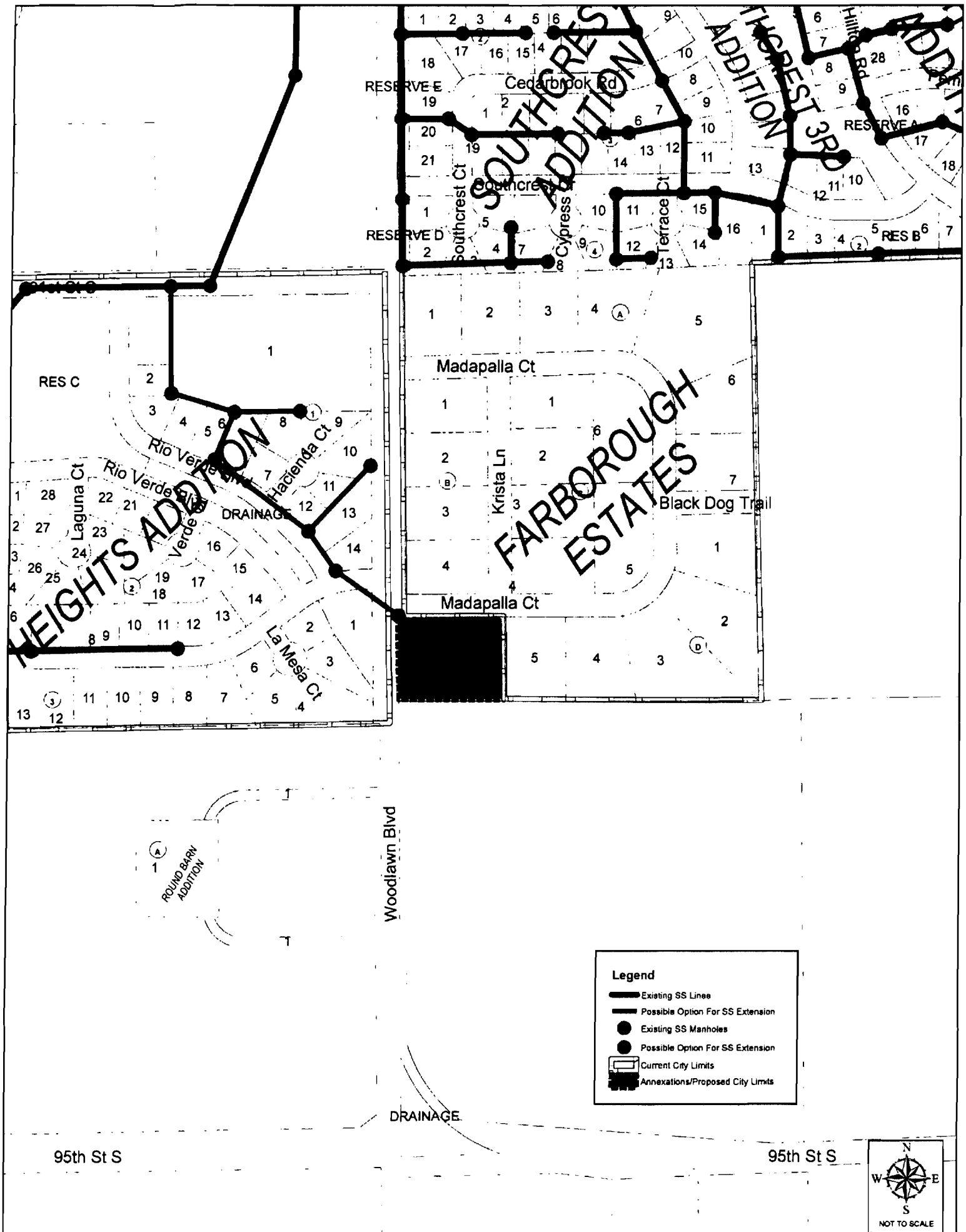
95th St S

95th St S

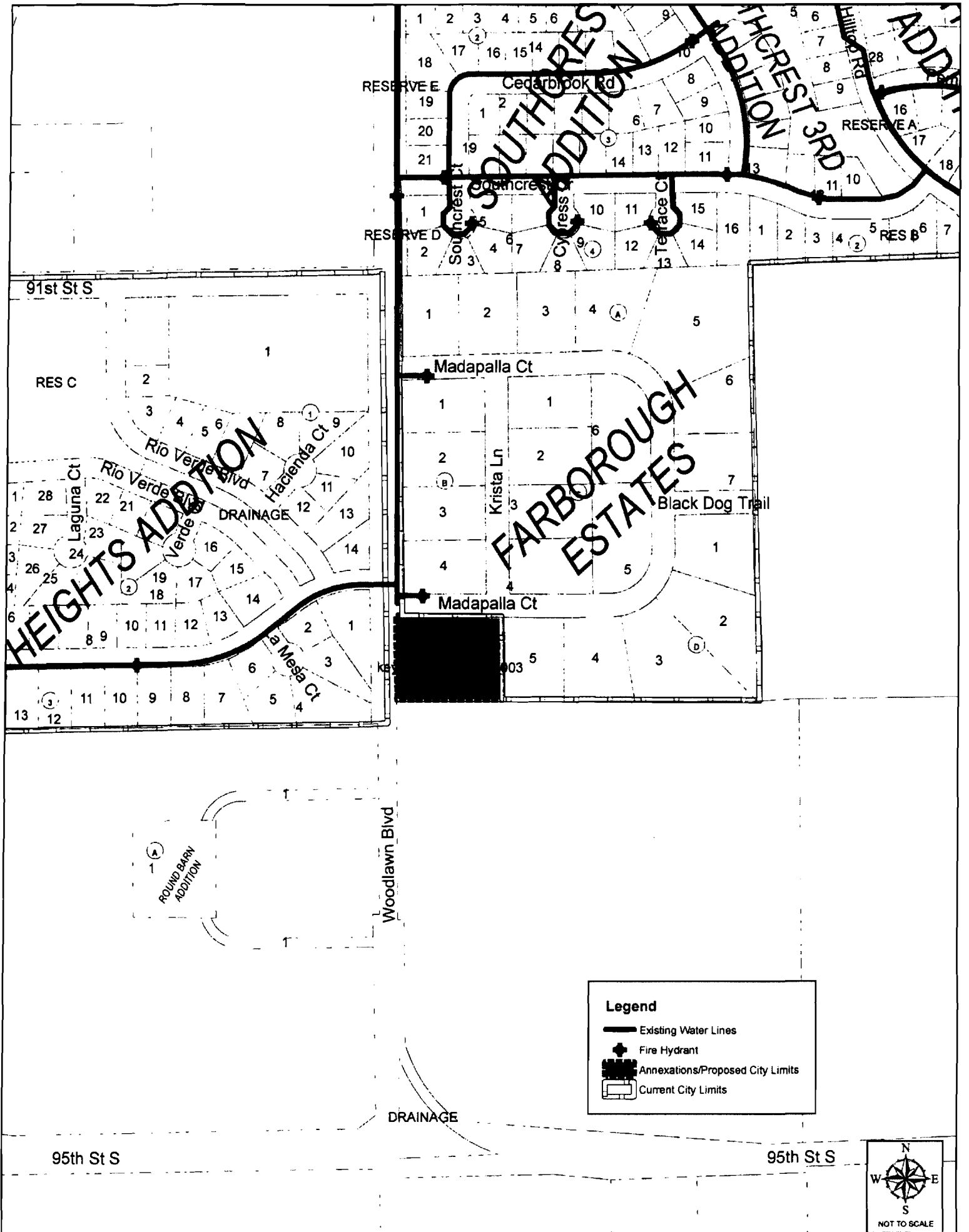








Existing Sanitary Sewer Lines
 Derby, Kansas
 Map #2

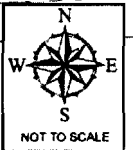


Possible Option For Sanitary Sewer Extension
 Derby, Kansas
 Map #2A



Legend

-  Existing Water Lines
-  Fire Hydrant
-  Annexations/Proposed City Limits
-  Current City Limits



Existing Water Lines
 Derby, Kansas
 Map #3

Annexation Area 6.
Legal Description

Beginning at a point 1,015 feet south of the NW Corner, SW ¼, Section 18, Township 29 South, Range 2E of the 6th Principal Meridian, Sedgwick County, Kansas; thence east along the south line of Madapalla Court as platted in Farborough Estates, Sedgwick County, Kansas, a distance of 348.53 feet to the northwest corner of Lot 5, Farborough Estates; thence south along west line of said Lot 5 a distance of 250 feet to *the SW Corner of said Lot 5*; thence west, parallel with the south line of Madapalla Court, a distance of 348.53 feet to the west line of said SW ¼; thence north along said west line a distance of 250 feet to the point of beginning EXCEPT the west 30 feet thereof used for roads.

<p>The W 208.71' of the E 608.02' of the N 208.71' of the NE/4, except the N 22.5' for road. 18-29-2E Annexation No. 5</p>		<p>John P. Noonan Jr. & Cecille M. Noonan 7827 E. 87th St. South Derby, KS 67037</p>
<p>The W 208.71' of the E 816.73' of the N 893' of the NE/4, except the N 22.5' for road. 18-29-2E Annexation No. 5</p>		<p>John D. & Deborah A. Olson 1109 N. Fontenelle Derby, KS 67037</p>
<p>The W 208.71' of the E 608.02' of the N 893' of the NE/4, except the N 208.71' for road. 18-29-2E Annexation No. 5</p>		<p>Mary Ann Hobson 609 N. Willow Derby, KS 67037</p>
<p>Bcg 621' S of the NE Cor of the NE/4; th. S 272'; th. W 399.31'; th. N 272'; th. E 399.31' to beg, except the E 60' for highway. 18-29-2E Annexation No. 5</p>		<p>Derby Congregation of Jehovah Witnesses c/o Billie E. Long, Jr. 1923 E. 52nd St. South Wichita, KS 67216</p>
<p>Beg 893' S of the NE Cor of the NE/4 ; th. W 436'; th. S 130'; th. Sly 145'; th. NEly 155' M-L to a point 1108.1' S & 275' W of the NE Cor of the NE/4 ; th. E 275'; th. N 215.1' to beg, except the E 35' for road. 18-29-2E Annexation No. 5</p>		<p>Carrye S. & Allen Wise 8901 S. Rock Road Derby, KS 67037</p>
<p>Beg 41.6' W of the SE Cor of the NE/4; th. W 210'; th. N 206.54'; th. E 211.8' M-L to the Wly line of County Road; th. Sly 206.54' to beg. 18-29-2E Annexation No. 5</p>		<p>Dennis D. & Brenda F. Riebel 9141 S. Rock Road Derby, KS 67037</p>
<p>Beg 1015' S of the NW Cor of the SW/4; th. E 348.53'; th. S 250'; th. W 348.53'; th. N 250' to beg, 18-29-2E Annexation No. 6</p>		<p>Dabney F. & Sandra R. Dabney 9240 S. Woodlawn Derby, KS 67037</p>
<p>Beg 1359.4' S of the NW Cor of the SE/4 of the NW/4; th. S 247'; th. E 383.3'; th. NW 385'; th. SW 327.3' to beg, except the W 30' for road. 1-29-1E Annexation No. 7</p>		<p>David A. & Drenda A. Dunn 7610 S. McIntosh Derby, KS 67037</p>