

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6.

July 9, 1998

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 3/6/97)

CASE NUMBER: S/D 98-75 - WILLOWBEND NORTH 2ND ADDITION

OWNER/APPLICANT: J.M.C., Inc., 3500 N. Rock Road, #400,
Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc.,
411 North Webb Road, Wichita, KS 67206

LOCATION: South of 45th St. North, West of Rock Road

SITE SIZE: 9.3 acres

NUMBER OF LOTS

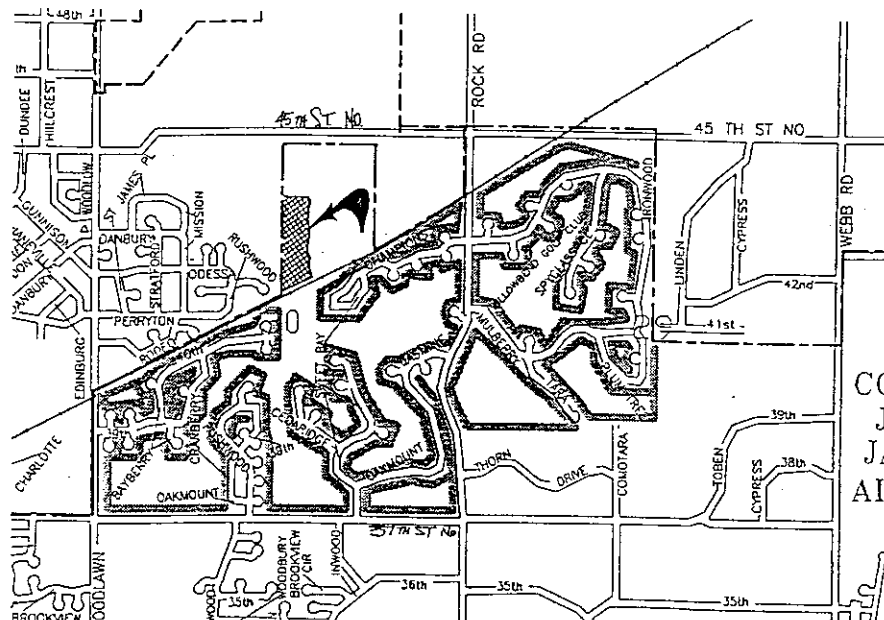
Residential:	42
Office:	
Commercial:	
Industrial:	
Total:	<u>42</u>

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



S/D 98-75 -- Final Plat of WILLOWBEND NORTH SECOND ADDITION
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Note: An overall preliminary plat - Willowbend North Addition - was approved for this site on March 6, 1997. The final plat for the first phase, adjoining the north line of this plat was approved by the MAPC on April 3, 1997. This second phase is consistent with the overall preliminary plat in regards to number and size of lots, and street configuration. The plat consists of access to 6,000 sf lots by the use of a narrow 32-foot public street connecting with the plat to the north, in addition to narrow 20-foot driveway-type Reserves which connect with the public street cul-de-sacs.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to indicate if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided indicating their willingness to accept such drainage.
- D. The applicant shall guarantee the paving of the proposed interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. For the Reserves being platted for private streets, improvements shall be guaranteed for construction to a public street standard; however as private improvements, guarantees cannot be provided through the use of petitions. This guarantee shall also provide for sidewalks along one side of the outer public non-cul-de-sac streets.
- E. The final plat tracing shall be submitted at a larger scale for better legibility when microfilmed.
- F. Provisions shall be made for ownership and maintenance of the proposed 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.
- G. For those reserves being platted for drainage purposes, the required covenant

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.

- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.

which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage 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.

- H. The labeling of Barton Creek as a "private street" should be deleted.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot or private 20-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- K. The distance from the tie point south of the plat needs to be revised.
- L. The reserve platted for a private street shall show an appropriate street name.
- M. 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.)
- N. 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.
- O. 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.
- P. The applicant is advised that various State and Federal requirements [specifically