SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

FILE COPY

April 10, 1997

Mr. Kenny Hill
Poe & Associates
5940 E. Central, Suite 200
Wichita, KS 67208-4242

Re: Sketch Plat - The Moorings North

Dear Mr. Hill:

Thank you for the opportunity to comment on the sketch plat for The Moorings North. This will help all concerned to develop a clearer understanding of the overall intent and direction Mr. Bachman plans for the development of the remainder of the land that embodies the overall Moorings development.

The following comments are intended to provide you direction and guidance on the further preparation of preliminary and final plats of this project, based on the overall intent of shown in the sketch plat. This is extremely important to everyone because of the unique amenities provided in this development. The objective is to protect the public interests and still achieve a highly successful development that benefits all concerned.

COMMENTS ON OVERALL TRACT OF LAND

1. A review of the annexation records shows that a part of this property has been annexed into the City of Wichita. All of the platted area of The Moorings 5th is in the City; as well as all the unplatted lands to the east along the north side of Keywest. Given that the city limit line doesn't match any street or lot lines in the sketch plat, it is strongly suggested that annexation of the full tract of land into Wichita prior to rezoning and platting would resolve the dual jurisdictional problem. We would encourage this action to occur soon.

2. All of the land within the City of Wichita is presently zoned SF-6. All of the land outside the City is zoned SF-20. In addition, about 6 acres on the north side of Keywest and west of Meridian was included in the CUP zoning (DP-78). A rezoning to SF-6, at a minimum, will be necessary to accommodate the lot size proposed.

3. The Comprehensive Plan currently shows most of this property outside the new growth boundary, and to be suburban development density. This sketch plat is not consistent with the Plan; however, if the ability to extend water and sewer service can be shown, this will not be a problem.

4. The 2020 Transportation Plan designates Meridian as a 4-land arterial and 53rd North as a 2-lane arterial. The design of the overall project will need to take into account these facts and assure that the necessary rights-of-way and traffic improvements will be provided as the plats are ultimately approved.

5. The water and sewer service to this area needs to be addressed. Obviously, by reason of the comment above regarding this land being outside of the new growth area, provisions will need to be made to include this land within the service area. You indicated the possibility of additional sewer lifts and/or pumping stations to serve this land. The earlier these issues can be resolved, the better for all.

   Additionally, the 48" aqueduct that traverses the land will need special care as more development occurs. Your sketch plat recognizes this with the open space designation along the easement. More on this later.

COMMENTS ON TRACT OF LAND ITSELF

1. This property is currently a farm field; relatively flat and featureless. The proposal calls for major alterations to the terrain in order to construct the water amenities. This will have a significant impact on overall drainage, as well as create a need to accommodate the large volume of dirt excavated for the canals and other ponds. The developer has constructed a new berm along the north side of Keywest, as well as a stockpile berm further north in the field. This raises many questions and concerns with regard to the overall plans for the grading and excavation activities on this property.

   Are more berms proposed and where? Berms along Meridian and 53rd North would seem appropriate and beneficial to the overall development of The Moorings. But the berm along Keywest is terribly out of place.

If the ponds and canals are not all connected, where is the water coming from? If they are not all connected, do you feel groundwater and stormwater is sufficient to provide quality water amenities, or are we creating more of a potential "eyesore" when water levels are low? What happens to water quality if you rely on stormwater runoff from the development itself?

A concept drainage and grading plan for the development will be required at the preliminary platting stage.

2. The internal street layout is very good. The only observations at this time are to acknowledge that the through streets and the longer of the loop streets will probably need to be constructed as collectors because of the length and function of carrying the bulk of the traffic within the development.

   The current layout does show several crossings of the 48" aqueduct. Please check with the owner of the aqueduct to determine if special precautions are required. Some alterations to the layout to reduce the number of crossings while still maintaining the overall integrity of the design might be necessary.

   Additionally, the internal street layout should provide for a public road extension to the 40-acre tract at the northeast corner of the land. Some single-family development along Meridian currently exists, but most of this tract is still farmground. Not knowing how it might develop in the future, it is appropriate to provide for traffic circulation into this land. An access from the south and one from the west should be included in the plat. This will allow access to both Meridian and 53th Street North. We doubt that all 40 acres will develop commercially and this will accommodate future traffic needs in the area.

3. The extension of water and sewer service to the property has been raised previously. An overall plan of how water and sewers will be extended to this land, particularly in relation to the aqueduct, will be helpful and should be addressed very early in the design.

4. The open space/green space east of the aqueduct shows what appears to be a trail system. You indicated an intent to develop that type of features throughout the total project. Having walkways through open spaces and greenways as an alternative to sidewalks along a street system, especially in a planned community like The Moorings, can add a lot of value to the overall development. Current policies of the City allow the approval of an alternative sidewalk plan in a subdivision and if you intend to pursue this you should bring those thoughts to the table early in the process. This will allow time for the necessary approvals to be done so that the matter does not become an issue during the formal platting process.

5. Given the large amount of open space and amenities that would become common areas for the residents, we assume that provisions are being made for a Homes Associations or some other like entity to provide for the operation and maintenance of the common areas and open space. This will be especially true of the water amenities and should address responsibilities of any bridge structures constructed in order to extend the canals to the residential units. If bridge structures are built because of a water feature constructed by the developer and not because of a natural drainage feature, then the taxpaying public should not be responsible for ultimate maintenance and upkeep on those bridge structures. This matter needs to be clarified early in the design of the project.

6. The adopted Park and Open Space Master Plan calls for additional Park land to be provided in areas not served by enough parks. This area is currently not well served by community parks and is very near a future recommended park area. Please contact Ray Ontiveros of the Land Use/Research Division at 268-4421 to discuss possibilities for park land dedication or private facilities.

This concludes our comments regarding the sketch plat. Should you have additional questions, please do not hesitate to call.

Sincerely,

David L. Yearout, AICP
Principal Planner

cc: MIBAC, Inc.
Jim Weber, County Engineering?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10. a.

August 21, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-30 MOORINGS NORTH ADDITION

OWNER/APPLICANT: Mibac, Inc., 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: Southwest corner of 53rd St N. and Meridian

SITE SIZE: 233 acres

NUMBER OF LOTS

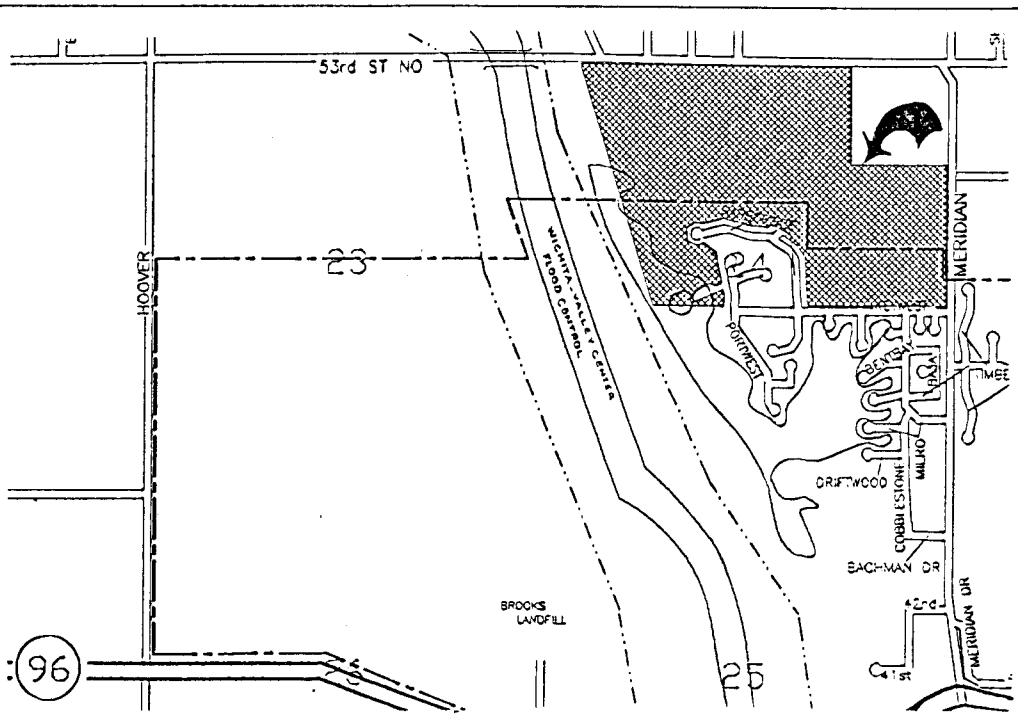
Residential:	411
Office:	
Commercial:	
Industrial:	
Total:	411

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family (upon annexation)

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: This is a preliminary plat of the Moorings North Addition. Also on today's additions is a one-step plat of the southern portion of this Addition.

STAFF COMMENTS:

A. Most of this preliminary plat is located in the County, and will require annexation as portions are finalized. An area located 700 feet north of Keywest, between Harborside and Meridian has been annexed.

B. The applicant shall guarantee the extension of water to serve the lots being platted.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee any drainage improvements required by the platting of his property.

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. The applicant shall guarantee the paving of the proposed interior streets. Also, as a collector, sidewalks shall be guaranteed along both sides of Harborbay Drive. Finally, as a long continuous street connecting to a collector a sidewalk shall be guaranteed along one side of Bayview Drive and Harborside Drive from The Moorings 7th Addition to the intersection with Harborbay Drive.

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

H. 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 will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities.

I. For those reserves being platted for drainage purposes, the required covenant 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.

J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.

K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

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 deliver, and the tentative mailbox locations can be determined.

O. Perimeter closure computations shall be submitted with the final plat tracing.

P. 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 30 , Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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. Recording of the plat within thirty (30) days after approval by the City Council.

R. City and County Engineering should be ready to comment on the need for any improvements to 53rd Street North and Meridian.

S. **City Engineering** should be ready to comment on the status of the applicant's drainage concept.

T. The applicant shall continue to work with Tim Vanatta with the Park Department and/or Ray Ontiveros with the Planning Department to develop an agreement for conveying Reserve A of the preliminary plat as a future park site. Reserve A will not be platted into lots until such time as the Park and Planning Departments, in agreement with the applicant, determine that conveyance to the City is not feasible. A note on the plat to this effect is shown.

U. **Fire Department** shall comment on the appropriateness of the street names.

V. The applicant is reminded that a platting binder is required with the final plat. Approval of each portion of this plat will be subject to submittal of the binder and any conditions found by such a review.