

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 2/20/97)

CASE NUMBER: S/D 96-85 BRIDGEFIELD ADDITION

OWNER/APPLICANT: Attn: Don and Pat Scott, Scott Developers, L.C.
21 Scottsdale, Wichita, KS 67230

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and east of 127th Street East

SITE SIZE: 43.5 Acres

NUMBER OF LOTS

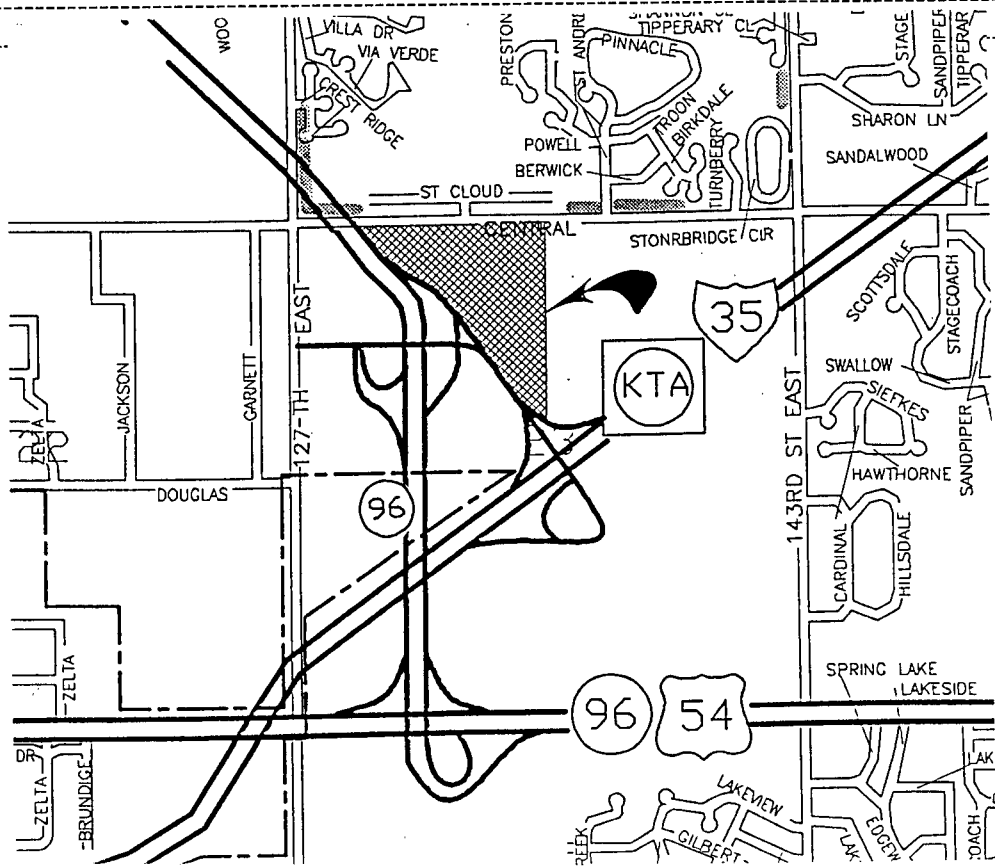
Residential:	79
Office:	
Commercial:	
Industrial:	
Total:	<u>79</u>

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



NOTE: In order to allow for the lot sizes being platted, the applicant has requested annexation to Wichita. This annexation was completed February 14, 1997. Consequently, only City Council approval of the plat will be involved. This site is in the County's Four Mile Creek sewer system and will be served by that sewer facility.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed (this annexation has been approved by the City Council).
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. **On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.**
- D. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of all through, non-cul-de-sac streets. This is also to include one side of what is now shown as Bridgefield Place, the street stub at the plat's eastern property line, and Gateway (Circle) as it extends south of Bridgefield (Drive).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- H. On the final plat tracing, the platter's text shall specifically note that the access control to Central, as shown on the face of the plat, is "being dedicated to the City of Wichita."
- I. 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. This covenant shall also provide for the Homeowners' Association to maintain the "Parking Strip" located between this site's north property line and driving surface for Central.
- J. 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.

- K. 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 or 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.
- L. 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- M. On the final plat tracing, the parking areas intended for Reserve B shall be shown on the plat as "parking easements." The size, location, etc. of these easements shall comply with the conditions noted in MAPC policy statement 13 for such parking areas. The plat's text shall also reference the platting of these easements.
- N. The representative from the City's Fire Department needs to comment on this plat's street names. In particular, the use of Birdgefield Circle for the 32-foot street would seem to present significant addressing problems, but also as to the pattern of naming Bridgefield in general (i.e., Circle suffix is questionable).
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.

- S. As indicated by this plat's drainage concept, drainage will be occurring onto K-96. A letter shall therefore be provided from KDOT indicating their agreement to accept such drainage.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

February 20, 1997

**STAFF REPORT
(Preliminary Plat)**

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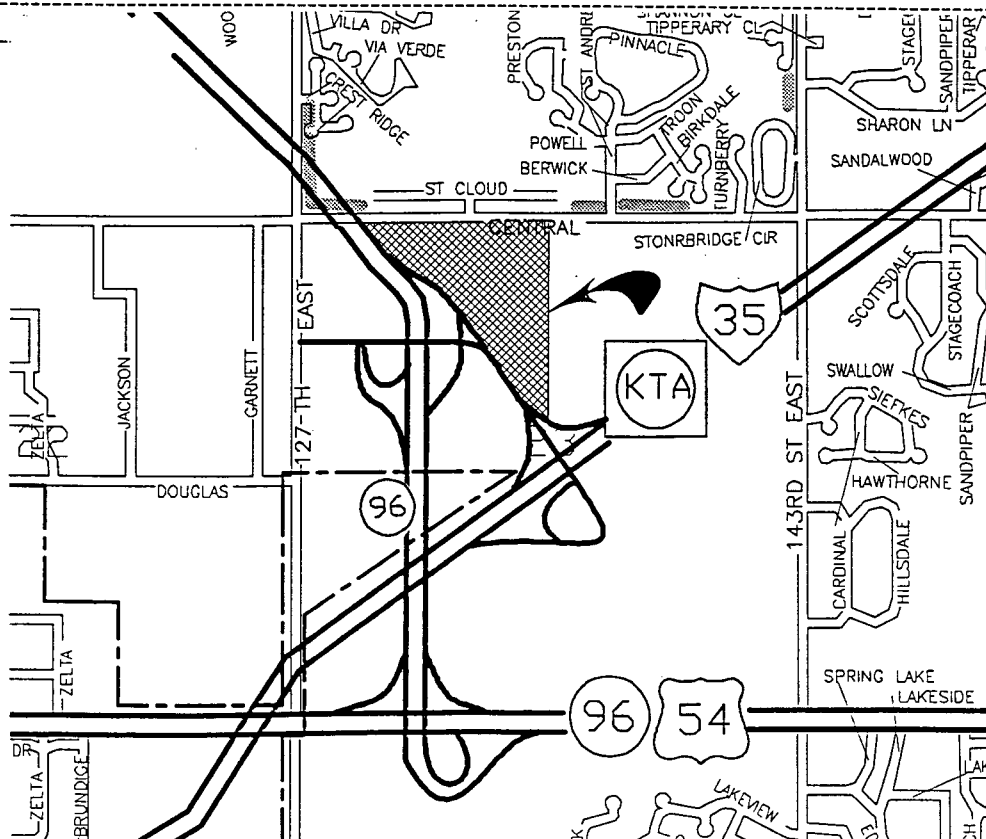
Residential:	79
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Industrial:	
Total:	<u>79</u>

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



NOTE: In order to allow for the lot sizes being platted, the applicant has requested annexation to Wichita. This annexation should be completed well before the final plat is ready for City Council approval and consequently, only City Council approval of the plat will be involved. This site is in the County's Four Mile Creek sewer system and will be served by that sewer facility.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed (this annexation should have been completed by the end of February, 1997).
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- D. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of all through, non-cul-de-sac streets. This is also to include one side of what is now shown as Bridgefield Place, the street stub at the plat's eastern property line, and Gateway (Circle) as it extends south of Bridgefield (Drive).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- H. On the final plat, complete access control shall be shown on the face of the plat to Central and to K-96's right-of-way, with the platter's text also noting the dedication of access control to Central from the adjoining lots and Reserve A.
- I. On the final plat, the 15-foot building setbacks for corner lots shall be clearly labeled. For lots 6, 7, and 12 Block D, the "equivalent" of a 15-foot building setback still needs to be provided. That is, a setback shall be shown and dimensioned such that the width of the adjacent Reserve and setback area still totals 15-feet.
- J. Since Reserves G and H, indicate that structures can be built in these areas, building setbacks from Bridgefield shall be indicated on the final plat.
- K. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- L. 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. This covenant shall also provide for the Homeowners' Association to maintain the "Parking Strip" located between this site's north property line and driving surface for Central.
- M. 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.
- N. Certain of the Reserves are indicated as allowing utilities confined to easements. However, no easements are shown. On the final plat, either easements need to be shown or the descriptions of these Reserves revised to either delete reference for utilities confined to easements or to note that the Reserves allow utilities (without easements).
- O. 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.
- P. 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. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- Q. On the final plat, the plat's text shall note the platting of the wall easements and that utilities may cross such easements.
- R. In regards to this site's street names, the following changes shall be made to the final plat:
 - 1. The term "Drive" shall be deleted from this plat's street names. Drive is now reserved for service or access roads such as "Kellogg Drive."
 - 2. Gateway south of Bridgefield, shall be shown as a Circle down to lots 9, 10, and 11, with the cul-de-sac that extends west to lots 5, 6, and 7 being named as Gateway Court. Gateway shall be shown as the street name between Central and Bridgefield.
 - 3. The name Bridgefield Place is questionable both in regard to this site's use of Bridgefield for the above noted street segment, but also for how the street divides around Reserves. The applicant needs to discuss an appropriate street name or names for this street with the City's Fire, GIS and/or Central Inspection staffs. The

final plat shall indicate the required name(s).

- S. On the final plat street openings (intersections) at Central and at the plat's eastern line shall be shown either with dashed lines or as open intersections. Solid lines are used to depict private streets.
- T. On the final plat, required minimum building pad elevations shall be noted both on the face of the plat and in the plat's text. Such elevations need to be referenced both in City datum and MSL. Both on-site and off-site bench marks shall also be provided.
- U. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- W. 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.)
- X. 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.
- Y. 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.
- Z. 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.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.