

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

December 8, 1994

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 94-80 BAREFOOT BAY 2ND ADDITION

**OWNER/APPLICANT:** Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

**SURVEYOR/ENGINEER:** P.E.C., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South of 29th Street North and west of Hoover

**SITE SIZE:** 96.7 Acres

**NUMBER OF LOTS**

Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

**MINIMUM LOT AREA:** 2 Acres

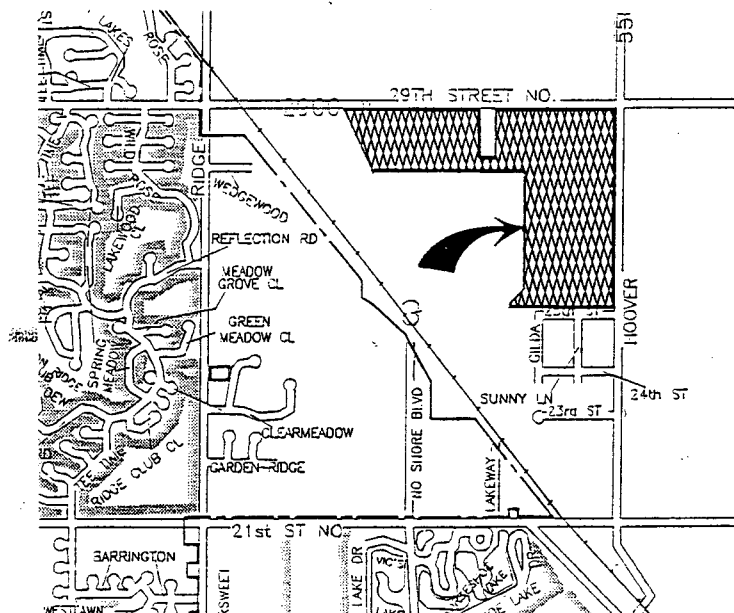
**CURRENT ZONING:** "R-1" and "LC"

**PROPOSED ZONING:** "R-1"

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**VICINITY MAP:**



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall request a zone change to residential zoning for the area in the northeast corner of this site presently zoned "LC".
- B. Although this site is not anticipated to initially use municipal facilities (sanitary sewer and water), it is adjacent to the City [abuts recently annexed Barefoot Bay (1st) Addition] and should be expected to eventually use City services. Consequently, this site shall request annexation to the City prior to the plat being scheduled for City Council review. Depending when annexation actually occurs, the name of the plat shall or shall not reference the Addition as part of Wichita.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the size of lots being platted, approval for septic systems will be required. The Health Department should also indicate if there are any concerns with the use of both on-site sewer (septic) and water wells for a development such as this, immediately adjacent to a water body.
- D. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- E. 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.
- F. Since a floodway is indicated as one of the purposes of the Reserve, the plat's text shall reference the standard floodway language.
- G. The establishment of minimum building pad elevations for this site shall be noted both on the face of the plat and in the plat's text.
- H. As indicated by the Subdivision Regulations, 100-foot of complete access control shall be provided from the northeast corner of Lot 6 along both Hoover and 29th Streets.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.

- K. 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.
- L. 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. This plan shall be submitted to both the City and County Engineering.
- M. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from County and/or City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. Both on this plat and the previously platted Bay Country (1st) Addition, a strip of land approximately 120 feet in width is shown between the south line of these Additions and the quarter section line. When the Bay Country Addition was platted, a 25-foot access easement was provided along this strip as a means of emergency access. It would appear that all of this strip is part of this and the previous developments. Unless this strip is tied to some other ownership, it could and should be platted at this time. At the least, the property could be indicated (platted) as a Reserve, with the access easement among the uses.

The applicant's agent should be prepared to discuss what is the ownership of this strip and if in the same ownership as the Barefoot Bay developments why it hasn't been included within either Addition.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 3**

April 20, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 12/8/94)

CASE NUMBER: S/D 94-80 BAREFOOT, BAY 2ND ADDITION

OWNER/APPLICANT: Grandview, Inc., 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: P.E.C., 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 29th Street North and west of Hoover

SITE SIZE: 96.7 Acres

NUMBER OF LOTS

Residential:	9
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MINIMUM LOT AREA: 2 Acres

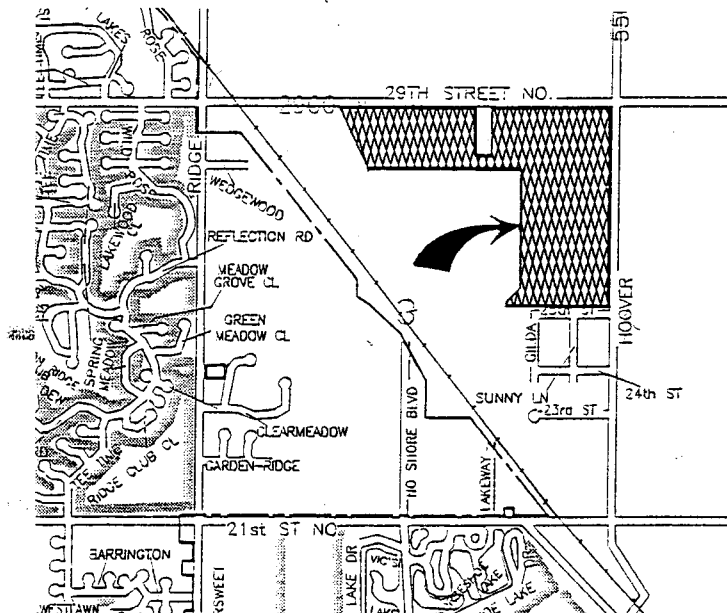
CURRENT ZONING: "R-1", "LC", and "E"

PROPOSED ZONING: "R-1" ("AA" upon Annexation and Z-3162)

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VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant was to request a zone change to residential zoning for the area in the northeast corner of this site presently zoned "LC" and the area in the northwest corner presently zoned "E". Such a zone change (Z-3162) has been filed and approved subject to platting.
- B. Although this site is not anticipated to initially use municipal facilities (sanitary sewer and water), it was adjacent to the City [abuts recently annexed Barefoot Bay (1st) Addition] and should be expected to eventually use City services. Consequently, the site was required to request annexation to the City prior to the plat being scheduled for City Council review. Such annexation has been completed for this site.
- C. As requested by City Engineering, the applicant shall submit petitions for the future extension of water and sanitary sewer to serve this site. For both the future use of sanitary sewer and for other utilities, 20-foot utility easements shall be indicated in the front of all lots along both Hoover and 29th Street North.
- D. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on the size of lots being platted, approval for septic systems will be required.  
  
The applicant is advised that certain separation requirements both in terms of distances from the water body and from ground water may limit possible locations for on-site sewer and water on several of the lots.
- E. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- F. 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.
- G. The establishment of minimum building pad elevations for this site shall also be noted on the face of the plat.
- H. 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.

- I. 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.
- J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. On the final plat tracing, the plattor's text shall also note the dedication of access controls to 29th Street North and Hoover and that the openings are to be approved by City Engineering. The reference in the plattor's text may simply indicate that access controls are being dedicated as indicated on the face of the plat.
- L. The final plat tracing shall be amended to indicate the appropriate Mayor's signature.
- M. Proof shall be provided that all appropriate property taxes have been paid. The platting binder presently indicates outstanding taxes.
- N. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.