

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

May 30, 1991

STAFF REPORT

(Final Plat, Preliminary Plat Approved 5/16/91)

CASE NUMBER: S/D 91-24 - ARLINGTON LAKES ADDITION

OWNER/APPLICANT: Five Star Corp., 1147 Coach House Ct.,  
Wichita, KS 67235

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,  
Suite 1, Wichita, KS 67220; Baughman Company,  
315 Ellis, Wichita, KS 67211

LOCATION: Maize Road and Harvest Lane

SITE SIZE: 12.4 Acres

NUMBER OF LOTS

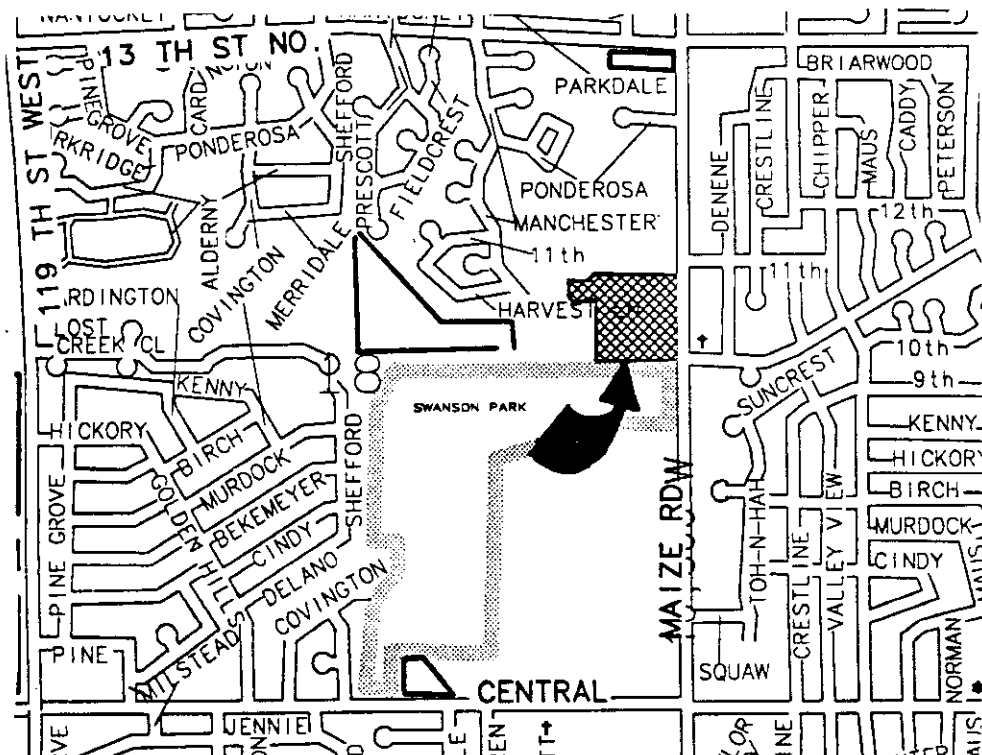
Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	35

MINIMUM LOT AREA: 7,800 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-152)

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VICINITY MAP:



NOTE: This plat is within the Huntington Place Community Unit Plan, DP-152. The lots within Block 2 correspond to a portion of parcel 7 which allows up to 58 single family lots. Block 1, however, involves lots which cover all of parcel 6. This final plat has been redesigned by platting a Reserve "A", rather than including this area as part of the adjacent lots. This Reserve area now corresponds to Parcel 14 of the C.U.P. which was intended as common, open space and/or recreational area.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. Upon the recording of this plat, Harvest Lane shall become a designated residential collector street. As a collector, sidewalk is also required along Harvest Lane. Based on existing sidewalks along this street or as guaranteed by other plats, a sidewalk shall be guaranteed along the south side of Harvest Lane and may be included within the paving petitions.
- F. As indicated in the C.U.P., at the time of platting the need for a decel lane along Maize Road is to be determined. Harvest Lane is the only entrance off of Maize Road into much of the development existing or planned in the quarter section covered by the C.U.P. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine how or when this improvement is to be provided and as to the guarantee that may be required. City or Traffic Engineering, therefore, needs to indicate what requirements need to be provided at this time.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. City Engineering needs to indicate if the temporary turnaround for Harvest Lane is acceptable. If it is acceptable, the right-of-way shall be dedicated by separate instrument. It shall be indicated that upon the extension of Harvest Lane to the west or other satisfactory access, that the dedication will automatically be vacated. This document shall be submitted to City Engineering for approval and to Planning for recording with the plat.

- 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 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.
- J. 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.
- K. 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.
- L. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell.
- M. Since fences, landscaping, or similar type obstructions can typically be placed within easements, it shall be clearly indicated in the plat's text that no fences or other obstructions can be placed within the "access easement" located on Lot 10, Block 1.
- N. The applicant is advised that the title binder indicates unpaid taxes for 1988 through 1990. Before release of the plat tracing for recording, the applicant will need to provide proof that these taxes have been paid.
- O. On the final plat tracing, the spelling of the word "landscape" shall be corrected on the face of the plat, by the Maize Road and Harvest Lane intersection.
- P. Copies of the easements indicated in the title binder shall be submitted with the final plat tracing.
- Q. 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.
- R. 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.

- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

May 16, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-24 - ARLINGTON LAKES ADDITION

OWNER/APPLICANT: Five Star Corp., 1147 Coach House Ct.,  
Wichita, KS 67235

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,  
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LOCATION: Maize Road and Harvest Lane

SITE SIZE: 12.4 Acres

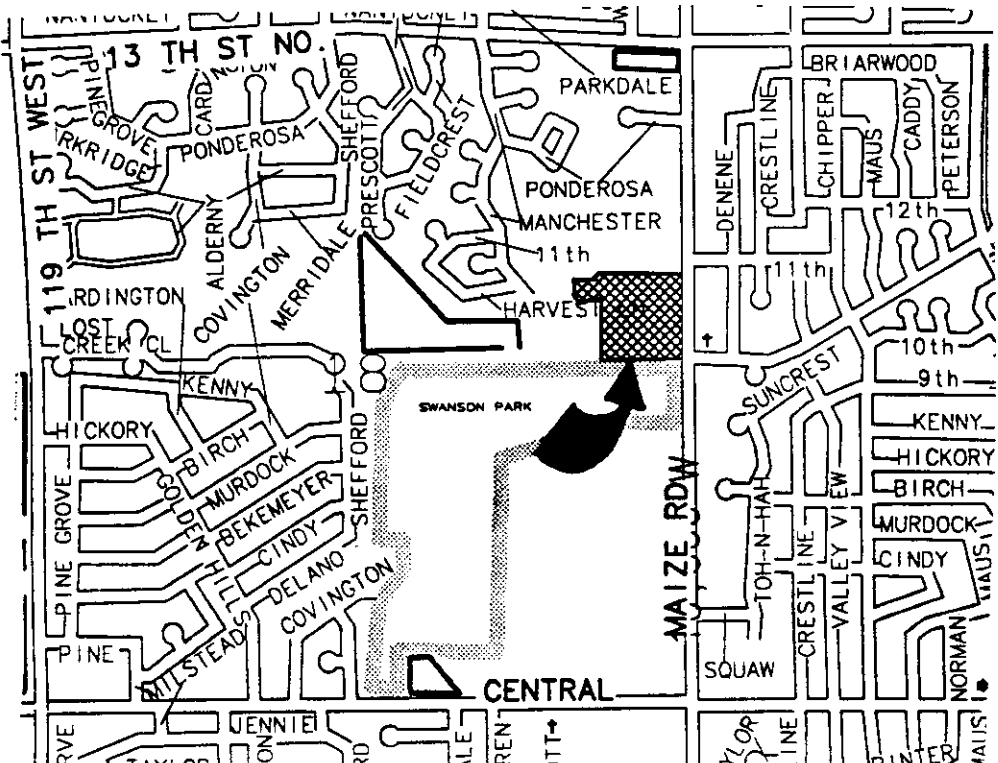
NUMBER OF LOTS

Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 7,800 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-152)

VICINITY MAP:



NOTE: This plat is within the Huntington Place Community Unit Plan, DP-152. The lots within Block 2 correspond to a portion of parcel 7 which allows up to 58 single family lots. Block 1, however, involves lots which cover all of parcel 6 but also overlap into a portion of parcel 14. And, while parcel 6 allows for up to 10 single family lots, all of parcel 14 was intended for open space and/or recreational facilities. Specifically, the area shown as drainage easement in Block 1 is shown on the approved C.U.P. as open space reserve and appears intended for the benefit of all property owners, with ownership and maintenance to be placed in control of a homeowner's association. Approximately, 30% to 50% of the area within the C.U.P. has been platted or developed.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall meet with Planning department staff to determine if the C.U.P. needs to be adjusted or amended to reflect the intended change in the use and ownership of the areas corresponding to parcel 14 of DP-152. The applicant shall also submit a letter or letters from any homeowner's association within the area of DP-152 indicating that they have no objection to these changes.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this 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. Upon the recording of this plat, Harvest Lane shall become a designated residential collector street. As a collector, sidewalk is also required along Harvest Lane. Based on existing sidewalks along this street or as guaranteed by other plats, a sidewalk shall be guaranteed along the south side of Harvest Lane and may be included within the paving petitions.
- G. As indicated in the C.U.P., at the time of platting the need for a decel lane along Maize Road is to be determined. Harvest Lane is the only entrance off of Maize Road into much of the development existing or planned in the quarter section covered by the C.U.P. Traffic Engineering should be prepared to indicate if a decel lane or other traffic improvements need to be guaranteed for this site.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. While this plat is proposing to alter a portion of the area shown for open space in the C.U.P. as parcel 14, a larger area to the north and west of this plat is shown as being open space. A lake also presently exists in this area. On the C.U.P., the area which basically corresponds to lot 10, Block 1 was intended to be a portion of a reserve allowing for access to that lake and open space area. Further, this access strip would also allow for a connection to a Reserve south of Harvest Lane that eventually gives access to the City's Swanson Park to the south of this site. This plat, however, indicates the loss of access to both the Swanson Park site and the open space indicated by the C.U.P. The final plat should either be redesigned to allow for the access as depicted in the C.U.P. or the required adjustment or amendment to the C.U.P. should also address the changes being reflected by this plat.
- 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 final plat shall state in the plattor'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.
- M. If utilities are to be confined to an easement in Reserve "D", the final plat shall show an easement in this reserve, or the plattor's text shall simply indicate that the reserve's uses include utilities.
- N. To better locate the easement across the central portions of lots in block 1, the final plat shall provide additional dimensions from lot corners to this easement.
- O. 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.

- P. 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.
- Q. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if minimum building pad elevations are required for this site.