

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

August 21, 1997

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 97-59 HARBOR ISLE 2ND ADDITION

OWNER/APPLICANT: Bachman Enterprises, 4647 N. Meridian,
Wichita, KS 67204

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

LOCATION: One-half mile south of 53rd Street North and east of
Meridian

SITE SIZE: 54.6 acres

NUMBER OF LOTS

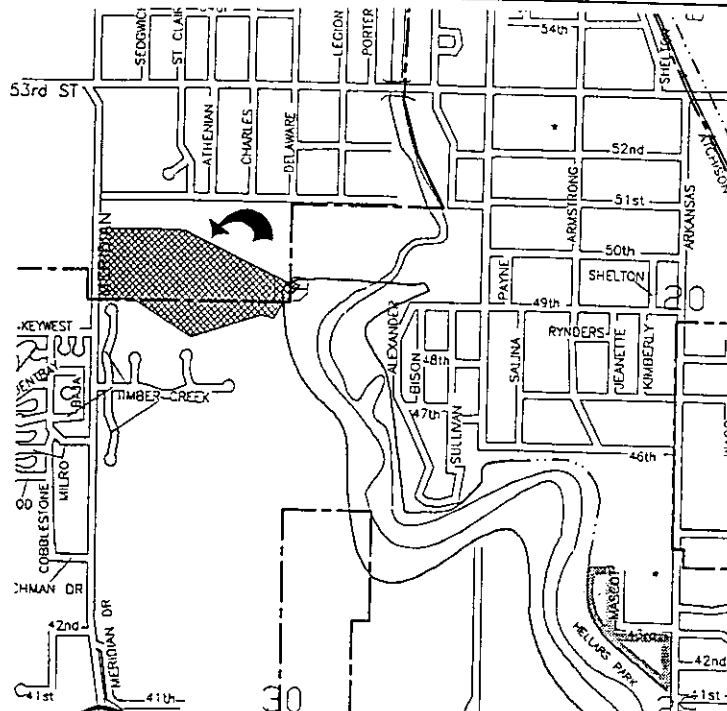
Residential:	77
Office:	
Commercial:	
Industrial:	
Total:	<u>77</u>

MINIMUM LOT AREA: 9,000 sq. Ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: Based on the Comprehensive Plan Land Use Map this area is classified as suburban area. This classification was based on the premise that services would not be available to this site in the near future and called for larger lot sizes. However, water and sewer service has been extended to the area and, therefore, urban lot sizes are now able to be developed.

STAFF COMMENTS:

- A. This site is not currently in the City of Wichita. The applicant shall submit a request for the annexation of this site to Wichita. This plat will not be scheduled for City Council review until such time annexation has been completed.
- 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.
- D. The applicant shall guarantee the paving of the proposed interior streets. Newport Drive shall be paved to a collector street status. Therefore, a sidewalk should be built on both sides of Newport Drive. At the terminus of Newport Drive on the south line of this plat a temporary cul-de-sac should be constructed. County Engineering should comment on any improvements needed to Meridian Avenue at this time.
- E. County Engineering should comment on the status of the applicant's drainage plan as well as the minimum low opening elevations shown on the plat.
- F. The applicant shall guarantee construction of any 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.
- 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 and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- agencies to determine any such requirements.
- Q. Recording of the plat within thirty (30) days after approval by the City Council.
- R. The applicant is reminded that a platting binder is required with 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.
- S. Either on the face of the plat or in the restrictive covenant, wording shall be placed that requires lots 16, 27 and 41, Block 1 to face Newport Drive and not Newport Court. Otherwise, the platted building setbacks need to be altered to correctly identify homes facing Newport Court and not Newport Drive, (i.e. 25 ft front building setback along Newport Court and 15 ft street side building setback along Newport Drive).
- T. City/County Fire Departments should comment on the appropriateness of the street names. Also the Fire Department needs to determine the need of an emergency access in Reserve D and if there is a need the best possible path of this emergency access. Finally, the emergency access shall be shown on the final tracing if it is determined to be warranted.
- U. The applicant's engineer/surveyor is asked to place a point of beginning on the drawing, as well as correct the bearings on the drawing to match those listed in the legal description. Also the distances placed on the face of the plat should be identical to those in the legal description. Finally, the angle and length of the curve along the Wichita Valley Center Floodway does not match with the measurements provided in the legal description.
- V. The Chairman of the MAPC signature block should be amended to read John C. Frye, Chairman.
- X. The County Clerk signature block should be amended to read James Alford, County Clerk.
- Y. The Register of Deeds signature block should be amended to read Larry Consolver, Register of Deeds.
- Z. The Deputy signature block should read Michael D. Hurtt and Chief should be removed.

- 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 delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with 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

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- AA. "And is duly recorded" should be added to the Register of Deeds statement proceeding the signature blocks for the Register of Deeds and the Deputy.

1997-08-21 10:00 AM

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