

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

April 19, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-21 - OAK CLIFF ESTATES 5TH ADDITION

OWNER/APPLICANT: Slawson Investment Corp., 104 S. Broadway,
Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: West of Maize Road in an area north of
Douglas.

SITE SIZE: 26.5 Acres

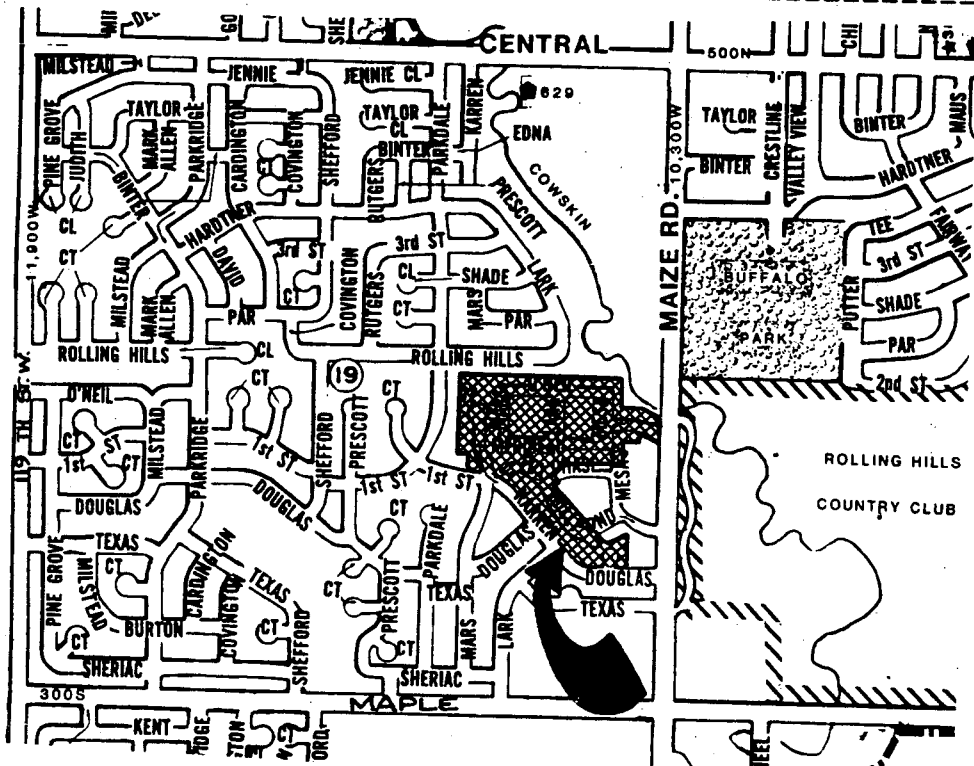
NUMBER OF LOTS

Residential:	70
Office:	
Commercial:	
Industrial:	
Total:	70

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: This addition involves a replat of a major portion of the Oak Cliff Estates 3rd Addition. Further, much of this 5th Addition is involved in the Millpond Residential Community Unit Plan, DP-139. However, the boundaries of this plat do not correspond with the boundary of the CUP, nor are the CUP's parcel boundaries being adhered to by this replat. In particular, the lots in the vicinity of Parkdale and Parkdale Circle as shown on this plat, are outside of DP-139's area. Further, a large section of DP-139, adjacent to Maize Road and now being developed, has been excluded from this replat.

- A. Prior to submitting a final plat for review, the applicant shall obtain any needed adjustments or amendments to DP-139 required as a result of this plat. In particular, parcel boundaries and the associated uses need to be revised. These changes in the CUP need to be determined prior to the final plat's submittal so that an appropriate review of the final plat can be provided.
- B. This replat is resulting in substantial changes in the required improvements originally guaranteed with the Oak Cliff 3rd Addition. Engineering needs to indicate if new petitions should be provided for street paving, water, sanitary sewer, drainage and storm sewer improvements.

In addition, Engineering needs to indicate if any existing projects are being abandoned due to this replat and if any associated charges need to be paid off. Also, Engineering needs to indicate if the lots along Karren and Douglas are or should be included in the guarantee for the improvement of this street. When originally platted in the Oak Cliff 3rd Addition, the lots along this street's north line had been backed in against this street with complete access control being platted. Consequently, these properties may not have been included in the assessments for this street's improvement.

- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. When the Oak Cliff 3rd Addition was platted, numerous Reserves were established. This replat is, however, vacating a number of these original reserves while establishing two others. A Reserve H, which also includes a swimming pool and a large Reserve A along the southwest boundary of the Oak Cliff 3rd Addition still remain and were originally established for the benefit of all residents.

In addition to providing for the ownership and maintenance of the new reserves created by this replat, the applicant shall establish in the required covenant concerning ownerships and maintenance of these reserves, any interests or obligations that this replat will have with the remaining Reserves in the Oak Cliff 3rd Addition.

- E. 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.
- F. On the final plat, a 15-foot street - drainage - utility easement shall be shown around the narrow turnarounds established on this plat for Millpond Court and Foxchase Court. 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.
- G. Since setback conditions, in addition to those being shown on the plat, are provided by the CUP, a note shall be placed on the face of the plat and also in the platter's text indicating that additional setback requirements exist in the Mill-pond CUP, DP-139 on file with the Metropolitan Area Planning Department.
- H. Prior to submitting the final plat, the applicant shall meet with a representative from Central Inspection to determine an appropriate name for Parkdale and Parkdale Circle. As now platted this alignment appears to be in conflict with Parkdale's alignment south and west of this plat. This street would appear to be better named as Karren and Karren Circle or it could continue the name of Meribeau and Meribeau Court.
- I. Since this plat is proposing the vacation of streets, easements, reserves, etc., specific reference to K.S.A., 12-512 (b) and the items being vacated, shall be noted in the platter's text.
- J. Since this plat is establishing minimum pad elevations for some lots, this shall be noted both on the face of the plat and in the platter's text. It shall also be indicated if these elevations involve the minimum floor or opening elevation. Permanent on-site and off-site benchmarks shall also be indicated.
- K. On the final plat dashed lines shall be used for Meribeau, Millpond Court, and Foxchase Court where these streets intersect the plat's boundary. Solid lines are used to imply a private street.

- 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. Traffic Engineering should be prepared to comment upon the acceptability of the turnarounds for Millpond Court and Foxchase Court.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should also be prepared to comment upon the improvements needed for this site and the existing guarantees and the minimum pad elevations shown for lots 1 and 2, block 2.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

March 7, 1991

STAFF REPORT

(Final Plat, Preliminary Plat Approved 4/19/90)

CASE NUMBER: S/D 90-21 - OAK CLIFF ESTATES 5TH ADDITION

OWNER/APPLICANT: Slawson Investment Corp., 104 S. Broadway,
Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: West of Maize Road in an area north of
Douglas.

SITE SIZE: 26.5 Acres

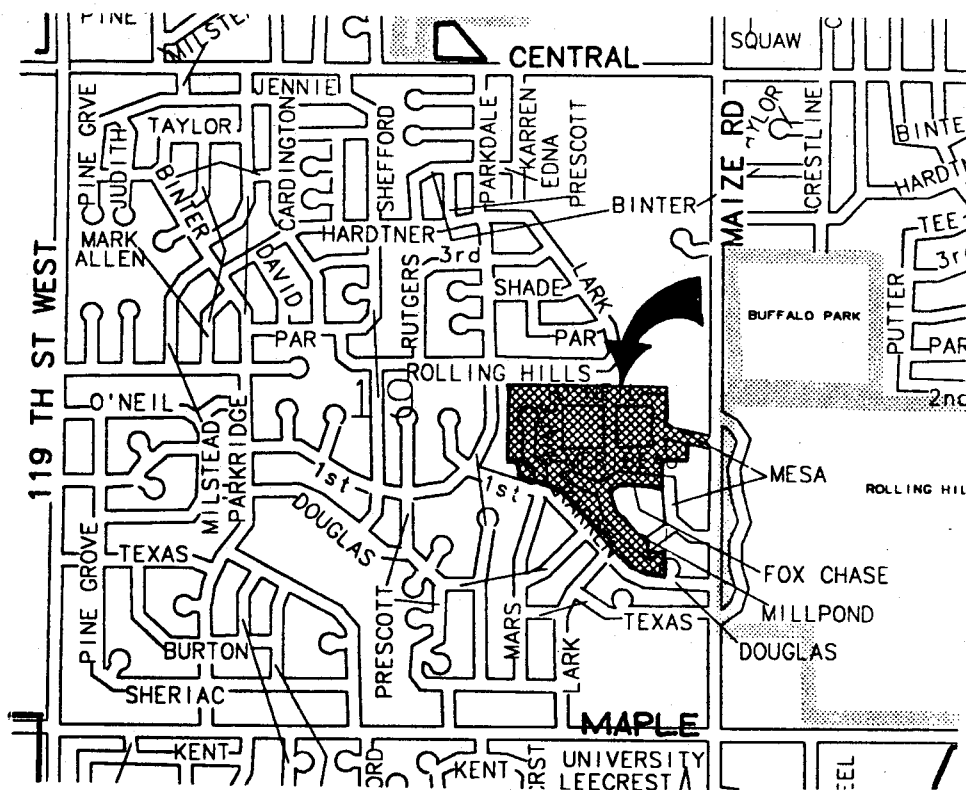
NUMBER OF LOTS

Residential:	70
Office:	
Commercial:	
Industrial:	
Total:	70

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

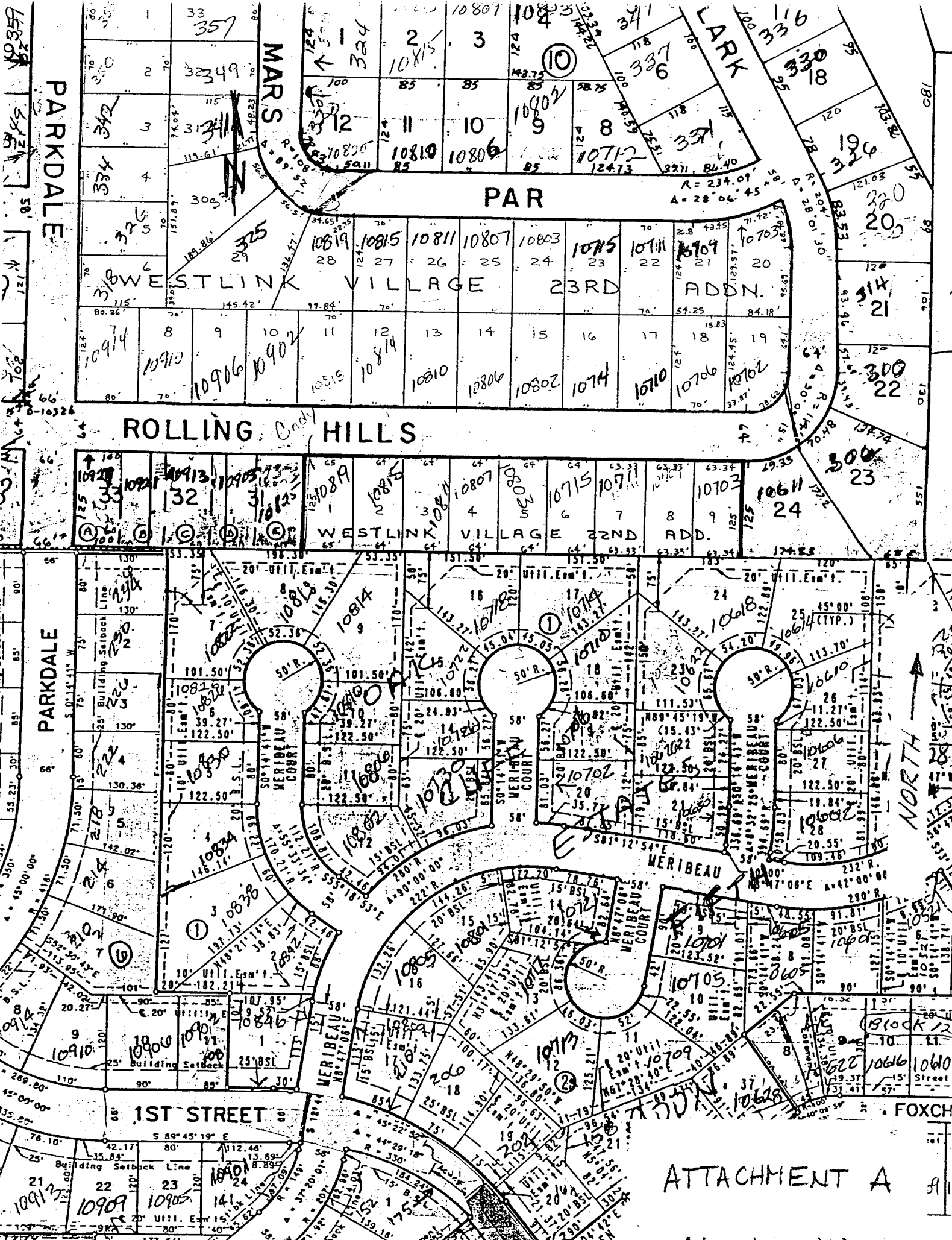
NOTE: This addition involves a replat of a major portion of the Oak Cliff Estates 3rd Addition. Further, much of this 5th Addition was involved in the Millpond Residential Community Unit Plan, DP-139. However, the boundaries of this plat did not correspond with the boundary of this CUP, nor were the CUP's parcel boundaries being adhered to by this replat. In particular, the lots in the vicinity of Parkdale and Parkdale Circle as shown on this plat, are outside of DP-139's area. Further, a large section of DP-139, adjacent to Maize Road and now being developed, has been excluded from this replat. Consequently, an adjustment to the CUP was requested at the time the Preliminary Plat was reviewed. This adjustment has subsequently been requested and approved.

- A. This replat is resulting in substantial changes in the required improvements originally guaranteed with the Oak Cliff 3rd Addition. Consequently, existing petitions shall be abandoned and any associated costs paid off. New guarantees shall be provided for the extension of water and sanitary sewer, drainage improvements and street paving improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. When the Oak Cliff 3rd Addition was platted, numerous Reserves were established. This replat is, however, vacating a number of these original reserves while establishing two others. A Reserve H, which also includes a swimming pool and a large Reserve A along the southwest boundary of the Oak Cliff 3rd Addition still remain and were originally established for the benefit of all residents.

In addition to providing for the ownership and maintenance of the new reserves created by this replat, the applicant shall establish in the required covenant concerning ownerships and maintenance of these reserves, any interests or obligations that this replat will have with the remaining Reserves in the Oak Cliff 3rd Addition.

- D. 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.
- E. For those narrow streets being platted with a 15-foot street - drainage - utility easement 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.

- F. As requested by the Office of Central Inspection, the final plat tracing shall use the street name, Karren Ct. instead of Mars Circ. for the cul-de-sac in Block 2 by lots 20 thru 25.
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and if the minimum building pad elevations are acceptable.



ATTACHMENT A

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 20, 1990

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D/ 90-21 - OAK CLIFF ESTATES 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to submitting a final plat for review, the applicant shall obtain any needed adjustments or amendments to DP-139 required as a result of this plat. In particular, parcel boundaries and the associated uses need to be revised. These changes in the CUP need to be determined prior to the final plat's submittal so that an appropriate review of the final plat can be provided.
- B. This replat is resulting in substantial changes in the required improvements originally guaranteed with the Oak Cliff 3rd Addition. Consequently, existing petitions shall be abandoned and any associated costs paid off. New guarantees shall be provided for the extension of water and sanitary sewer, drainage improvements and street paving improvements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. When the Oak Cliff 3rd Addition was platted, numerous Reserves were established. This replat is, however, vacating a number of these original reserves while establishing two others. A Reserve H, which also includes a swimming pool and a large Reserve A along the southwest boundary of the Oak Cliff 3rd Addition still remain and were originally established for the benefit of all residents.

In addition to providing for the ownership and maintenance of the new reserves created by this replat, the applicant shall establish in the required covenant concerning ownerships and maintenance of these reserves, any interests or obligations that this replat will have with the remaining Reserves in the Oak Cliff 3rd Addition.

- E. 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.
- F. On the final plat, a 15-foot street - drainage - utility easement shall be shown around the narrow turnarounds established on this plat for Millpond Court and Foxchase Court. 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.
- G. Since setback conditions, in addition to those being shown on the plat, are provided by the CUP, a note shall be placed on the face of the plat and also in the platter's text indicating that additional setback requirements exist in the Millpond CUP, DP-139 on file with the Metropolitan Area Planning Department.
- H. The final plat shall use the street names of Meribeau and Meribeau Court rather than Parkdale and Parkdale Circle as indicated on this plat.
- I. Since this plat is proposing the vacation of streets, easements, reserves, etc., specific reference to K.S.A., 12-512 (b) and the items being vacated, shall be noted in the platter's text.
- J. Since this plat is establishing minimum pad elevations for some lots, this shall be noted both on the face of the plat and in the platter's text. It shall also be indicated if these elevations involve the minimum floor or opening elevation. Permanent on-site and off-site benchmarks shall also be indicated.
- K. On the final plat dashed lines shall be used for Meribeau, Millpond Court, and Foxchase Court where these streets intersect the plat's boundary. Solid lines are used to imply a private street.

- L. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.
- 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

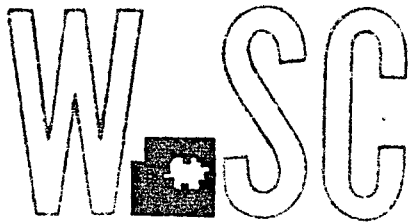


Don Losew
Senior Planner

DL:sm

cc: Slawson Investment Corporation, 104 S. Broadway, Wichita, KS
67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 8, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-21 (Final Plat) Oak Cliff Estates 5th Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This replat is resulting in substantial changes in the required improvements originally guaranteed with the Oak Cliff 3rd Addition. Consequently, existing petitions shall be abandoned and any associated costs paid off. New guarantees shall be provided for the extension of water and sanitary sewer, drainage improvements and street paving improvements. Also, the applicant shall either submit square footages for the lots to Engineering, to allow for the recalculation of any involved specials, or file new documents for the redistribution of existing assessments.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. When the Oak Cliff 3rd Addition was platted, numerous Reserves were established. This replat is, however, vacating a number of these original reserves while establishing two others. A Reserve H, which also includes a swimming pool and a large Reserve A along the southwest boundary of the Oak Cliff 3rd Addition still remain and were originally established for the benefit of all residents.

In addition to providing for the ownership and maintenance of the new reserves created by this replat, the applicant shall establish in the required covenant concerning ownerships and maintenance of these reserves, any interests or obligations that this replat will have with the remaining Reserves in the Oak Cliff 3rd Addition.

If this addition is no longer to be involved with the reserves platted in the original additions (use of the swimming pool, etc.) the applicant shall submit a letter to Planning for the plat file indicating such.

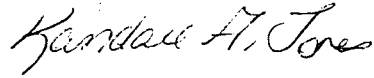
- D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- E. For those narrow streets being platted with a 15-foot street - drainage - utility easement 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.
- F. As requested by the Office of Central Inspection, the final plat tracing shall use the street name, Karren Ct. instead of Mars Circ. for the cul-de-sac in Block 2 by lots 20 thru 25.
- G. The applicant shall make arrangements with Southwestern Bell to relocate any lines not being covered by utility easements of this plat. A letter shall be submitted to Planning from Southwestern Bell indicating that satisfactory arrangements have been made for any such relocations.
- H. 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.
- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 14, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

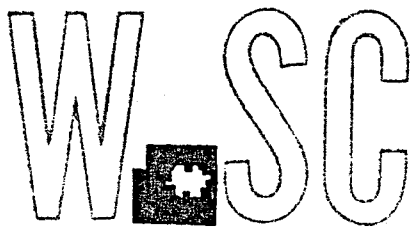


Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

March 15, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-21 Oak Cliff Estates 5th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 8, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

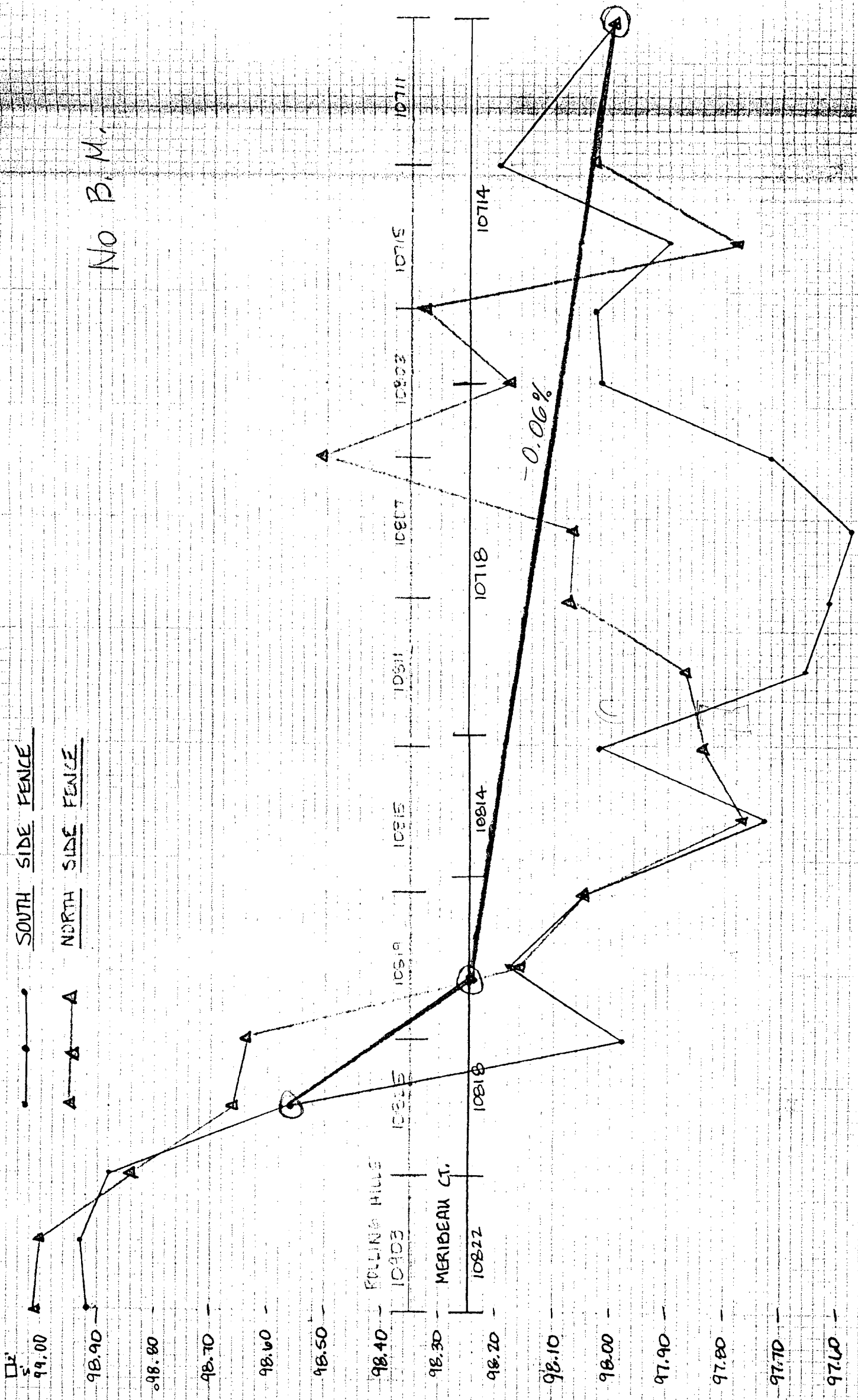
Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Slawson Investment Corp., 104 S. Broadway, Wichita, KS 67202
✓ Mike Lindebak, City Engineer

No B.M.



ATTACHMENT D

