

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5.

August 7, 1997

**STAFF REPORT
(One-Step Preliminary-Final Plat)**

CASE NUMBER: S/D 97-54 COUNTRY CLUB COURT ADDITION

OWNER/APPLICANT: Clifton Development LLC, P.O. Box 20235,
Wichita, KS 67208

SURVEYOR/ENGINEER: Rob Hartman, C/O PEC, 303 S. Topeka,
Wichita, KS, 67202

LOCATION: North of Central and west of 127th St East

SITE SIZE: 31.4 acres

NUMBER OF LOTS

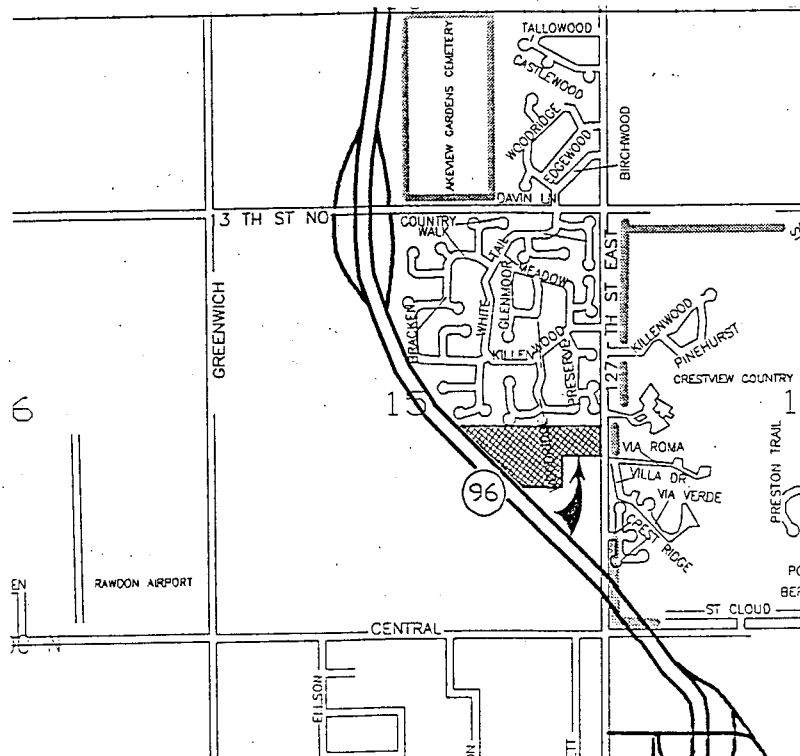
Residential: 67
Office:
Commercial:
Industrial:
Total: 67

MINIMUM LOT AREA: 7,700 Sq. Ft.

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: This area is a replat of a portion of Crestridge Estates Addition. The applicant had earlier submitted a PUD for this area, but had withdrawn this request in January, 1997. A zone change has been approved for this area from "SF-20" to "SF-6", single family zoning. (SCZ-0738)

STAFF COMMENTS:

- A. City water is currently available to this site. City Engineering should comment on the need of any additional guarantees needed. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the Four Mile Creek Sanitary Sewer system.
- C. County Engineering should be ready to comment on the need for any improvements along 127th Street East.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. County Engineering should be ready to comment on the status of the applicant's drainage plan.
- F. County Fire Department should comment on the acceptability of proposed street names.
- G. The applicant shall guarantee the paving of the proposed interior streets. In addition, these guarantees shall provide for sidewalks along one side of Killarney and Woodbridge.
- H. 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.
- 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.
- 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 County, 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 58 foot street. The covenant shall inventory affected lots by lot by block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- 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 deliver, and the tentative mailbox locations can be determined.
- O. 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.
- P. Perimeter closure computations shall be submitted with eh final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and County Commission.
- 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. The applicant needs to meet with Ray Ontiveros, Land Use/Research Department, and/or the Park Department.

Note: This plat has been submitted in final form only.