

SUBDIVISION COMMITTEE  
 METROPOLITAN AREA  
 PLANNING COMMISSION  
 SUBDIVISION REPORT  
 Preliminary Plat

S/D No.: 85-16 Name: GOLDEN HILLS ADDITION

Preliminary Approved:  
 Scheduled S/D Meeting: 4/25/85

DESCRIPTION

General Location: Northeast corner of Central and 119th Street West.  
 Owner: Sunrise Enterprises, Ltd., c/o H. William Solt, P.O. Box 131,  
 Goddard, KS 67052  
 Surveyor/Engineer: Professional Engineering Consultants, P.A., c/o Gary Wiley

1.	Gross Acreage of Plat:	135 Acres ±
2.	Number of Lots:	444
	Residential:	
	Office:	
	Commercial:	2
	Industrial:	
	Total:	446
3.	Minimum Lot Area:	6,300 Sq. Ft.
4.	Existing Zoning:	R-1
5.	Proposed Zoning:	AA, R-5 and LC

STAFF COMMENTS:

NOTE: The applicant has requested annexation of this property into the City of Wichita. The currently zoned R-1 site will be zoned "AA" by the City zoning regulations once annexation occurs.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee the extension of City water to serve each lot.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the construction of sidewalks at the following locations:

- 1. Both sides of Hickory/Golden Hills (collector street).
- 2. The southerly and east sides of Delano/Shefford (long continuous street).
- 3. The north and west sides of Kenny/Pine Grove (long continuous street).
- 4. The north side of Pine adjacent to Lot 18, Block 6. (Connecting link to future arterial sidewalk on 119th Street West.)
- 5. The west side of Millstead adjacent to Lot 2, Block 1 (proposed commercial zoning).

- E. The applicant shall guarantee those drainage improvements required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. The information to be provided shall also verify that the 25-foot building setbacks, from the boundaries of the pipeline easement, are in agreement with the terms of the pipeline agreement and that public utilities may be constructed within the 25-foot building setbacks.

- H. Any relocation or encasement of the pipelines required by this development will be at the applicant's expense.
- I. All of this property is presently zoned for single-family residential purposes. In order to plat Lots 1 and 2, Block 1 and Lot 1, Block 3 for commercial or multi-family purposes, appropriate zone change requests must be filed. Approval of this preliminary plat, with the large lots for commercial or multi-family purposes, shall be subject to approval of the needed zone change requests.
- 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 numbers.
- K. 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.
- L. The applicant or his agent shall be prepared to state what the Reserves are being platted for. The purposes of the Reserves shall be specified in the plat's text on the final plat.
- M. It is noted that the applicant desires to plat a 20-foot front yard building setback on the residential lots. If this setback is not platted, the zoning text will require a 25-foot front yard setback.
- N. The final plat shall indicate the following street name changes:
  - 1. Pine to Delano.
  - 2. Milstead at the street intersection with Central.
  - 3. Parkridge to Mark Allen.
  - 4. Golden Hills to Parkridge.
- O. On the final plat, the platting of the pedestrian access easements on Lot 104, Block 10 and Lot 1, Block 16 shall be omitted. Instead, the cul-de-sac street right-of-way shall be expanded to the east line of the plat.
- P. On the final plat, the building setback on Lots 1 and 2, Block 1, may be established at a point which is a minimum of 35 feet from the adjacent street right-of-way lines.
- Q. The final plat shall indicate the platting of "access control except for one (1) opening" to Central across the south line of Lot 1, Block 3.
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this plat. Specifically, what drainage guarantees are required?
- U. It is requested that the Subdivision Committee members be prepared to discuss the desirability of recommending that this applicant petition for the paving of adjacent 119th Street to a two-lane street standard. Unlike Central Street, improvement of this street is not provided for by the present Capital Improvements Program.
- V. The Wichita Park Department has requested that the applicant plat a Reserve in the vicinity of Lots 19, 20 and 21, Block 10 for Park Department Purposes. It is requested that the applicant or his agent be prepared to discuss this proposal.

C/U: 0786/M