

77
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

June 24, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-30 - THE ORCHARD AT SHADYBROOK FARM ADDITION

OWNER/APPLICANT: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS 67278

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P. A., 315 South Ellis, Wichita, KS 67211

LOCATION: South of Central and east of 143rd St. East

SITE SIZE: 14.8 Acres

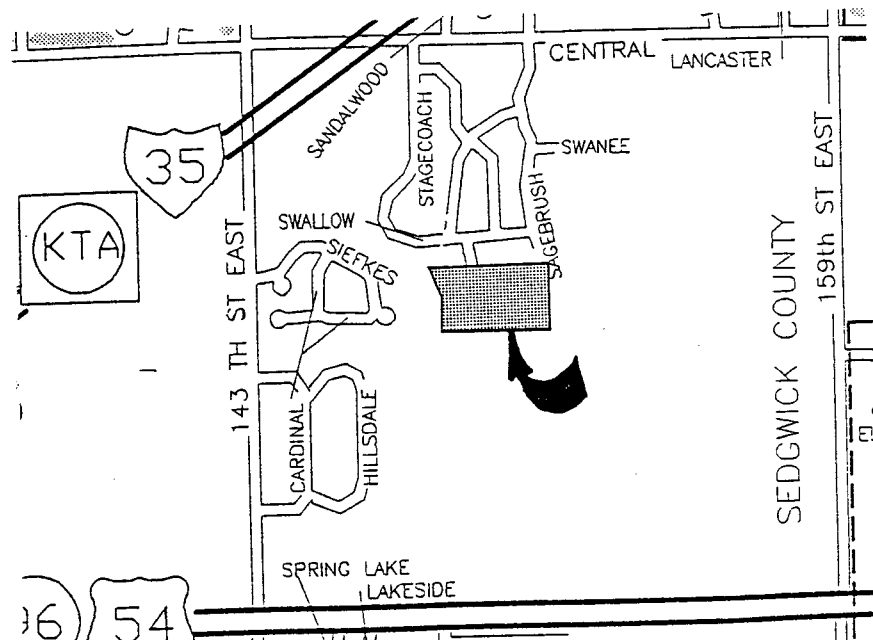
NUMBER OF LOTS
Residential: 21
Office:
Commercial:
Industrial:
Total: 21

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



NOTE: The area immediately east of and adjacent to this site is in the process of being platted as the Belle Terre Addition. During the platting of the Belle Terre Addition, concerns on emergency access were raised and the agent for the initial platting of that site, who is now the agent for the platting of this site, indicated the possibility that such emergency access could be provided through this site. Because of the design of the Belle Terre Addition, an east-west street connection north of this site and eastward from Sagebrush became unusable for such emergency access and a request to vacate the street right-of-way was provided.

Although this site was reviewed as a sketch plat, and the need for emergency access noted at that time, the applicant has apparently chosen not to provide such emergency access to the adjacent Belle Terre property. The portion of Belle Terre adjacent to this site has not yet been approved as a final plat and the option for providing needed access could be resolved by requiring inclusion of a public street connection between this plat (Sagebrush Circle) and the adjacent street Belle Terre in the Belle Terre Addition. Not only are such street connections noted in the Subdivisions Regulations, but the location in this case would be far enough south of Central to minimize any of the previous concerns with excessive traffic being directed through the Shadybrook Farm Addition located north of this site and west of the Belle Terre site. However, since the issue of emergency access is basically a concern or problem being created by the manner in which the Belle Terre Addition is being designed, the following comments do not recommend imposing on this site a requirement that is basically of benefit to another property.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Such guarantee shall be through the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Such guarantee shall be through the City of Wichita.
- C. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed

interior streets. This guarantee shall be to the urban standard for a 58-foot street.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Separate Certificates of Petitions need to be submitted for any improvements being done through County or City petitions.
- G. On the final plat, building setbacks shall be clearly labeled. Under "R-1" zoning, a 25-foot setback is required. However, if the applicant wishes to match the setbacks used in the Shadybrook Farm Addition, 30-foot building setbacks may be indicated.
- H. In order to minimize possible damage to the rows of trees along this plat's north, south and east lines, it is recommended that wider utility easements be platted at these locations than is presently being indicated.
- I. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- J. The final plat shall indicate the recording information for the 66-foot gas line easement on this property.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- N. 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7
September 16, 1993

STAFF REPORT

(Final Plat, Preliminary Plat approved June 24, 1993)

CASE NUMBER: S/D 93-30 - THE ORCHARD AT SHADYBROOK FARM
ADDITION

OWNER/APPLICANT: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS
67278

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P. A., 315 South Ellis, Wichita, KS 67211

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth
Ct., Wichita, KS 67230

LOCATION: South of Central and east of 143rd St. East

SITE SIZE: 14.8 Acres

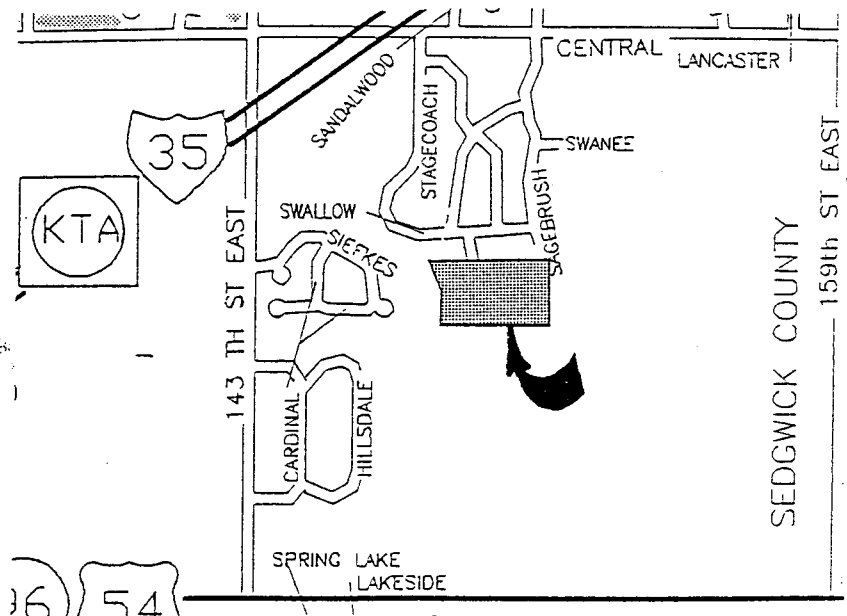
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- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Separate Certificates of Petitions need to be submitted for any improvements being done through County or City petitions.
- G. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. Prior to this plat being released for recording, the applicant shall submit a revised platting binder that verifies that the ownership of this site and holders of any mortgages are the same as those now being shown on this final plat.
- J. During preliminary review of this plat, KG&E requested an easement between Lots 19 and 20; however, no such easement is being shown on this final plat. The representative from KG&E needs to indicate if this easement still is required.
- K. 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.
- L. 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.
- M. 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.