

STAFF COMMENTS:

NOTE: This plat is associated with a C.U.P. (DP-197), which was approved by the MAPC 8/2/90 and goes before the W.C.C. 8/28/90. It's also being heard as a zoning case (Z-3003). The applicant has requested the area involved in the C.U.P. be rezoned from LC and AA to all LC. Approval of the C.U.P. and rezoning are to be subject to platting by August 28, 1992.

- A. Approval of this plat is subject to approval of the applicant's associated zone case (Z-3003), as well as the associated C.U.P. (DP-197), by City Council and any conditions of that approval.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets, as well as, the construction of a sidewalk on 20th St. North. As required by the City Sidewalk Ordinance and Section 8-10(B)(1)(b) of the Subdivision Regulations, sidewalks will be required on the side for all long, continuous streets. This sidewalk shall be guaranteed by including its construction in the associated street paving petition.
- G. A sidewalk certificate for the west side of Valley View shall be submitted. When Graff-Goldston Addition to the east and south was platted, sidewalk being on both sides of Valley View, a collector was required as part of the paving petition. The only segment of Valley View still without sidewalk is along the east side of Greystone Estates Addition. The applicant needs to submit a certificate for sidewalk along the remaining segment of Valley View, since this street is a collector as well as a continuous through street.
- H. As per the C.U.P., Provision 13, the applicant shall guarantee the construction of continuous accel/decel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st street to provide for left turns into Lots 38, 39, 37. Temporary decel lanes shall also be guaranteed along Maize to serve Lots ~~38, 39~~, 34, and 35. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs.

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- I. Those portions of the major entrances to 21st Street North and Maize Rd., on public right-of-way shall be guaranteed by the applicant.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The final plat shall indicate the platting, on residential lots, of a 25-foot front yard building setback and also on corner lots, a 15-foot side yard building setback.
- L. The final plat shall indicate right-of-way for 20th Street North. This street is too long and continuous to qualify for a 58-foot right-of-way.
- M. On the final plat, the plattor's text shall note the platting and purpose of the wall easement and that utilities may cross the easement.
- N. 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.
- O. The final plat shall indicate the dedication of complete access control from Lots 1, 2, and 3 to Maize Road.
- P. The final plat shall indicate that platting of the building setbacks from the adjacent streets and the setback along the south and east line of Lot 37 or from the adjacent residential areas. However, since under the C.U.P., setbacks between lots may be eliminated in certain circumstances, any such setbacks need not be platted, but rather a note should be placed on the face of the plat indicating that additional building setback requirements have been established by C.U.P. DP-197.
- Q. The final plat should clearly indicate the right-of-way dedication for the intersection of Maize Road adjacent to Lots 36 and 37.
- R. Requirements for fire lanes should be per the C.U.P. provision #7.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

- U. 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.
- V. 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.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Y. The City Traffic Engineer shall be prepared to comment on whether a major entrance will be required off Maize Rd., and any other needed traffic improvements.
- Z. Applicant should be advised that since the C.U.P. indicates 3 buildings on the parcel which correspond to Lots 38 and 39, it should be specified by a letter for the C.U.P. file which lot is allowed two buildings.

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NOTE: This plat is associated with a C.U.P. (DP-197), which was approved by the MAPC 8/2/90 and the W.C.C. 8/28/90. A zoning case (Z-3003) was also approved by the MAPC and WCC on those same dates. The applicant has requested the area involved in the C.U.P., which involves only a portion of the site, to be rezoned from LC and AA to all LC. Approval of the C.U.P. and rezoning are subject to platting by August 28, 1992.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets, as well as, the construction of a sidewalk on 20th St. North. As required by the City Sidewalk Ordinance and Section 8-10(B)(1)(b) of the Subdivision Regulations, sidewalks will be required on one side of all long, continuous streets. This sidewalk shall be guaranteed by including its construction in the associated street paving petition.
- F. A sidewalk certificate for the west side of Valley View shall be submitted. When Graff-Goldston Addition to the east and south was platted, sidewalk being on both sides of Valley View, a collector was required as part of the paving petition. The only segment of Valley View still without sidewalk is along the east side of Greystone Estates Addition. The applicant needs to submit a certificate for sidewalk along the remaining segment of Valley View, since this street is a collector as well as a continuous through street.
- G. As per the C.U.P., Provision 13, the applicant shall guarantee the construction of continuous accel/decel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st Street to provide for left turns into Lots 38, 39, 37. Temporary decel lanes shall also be guaranteed along Maize to serve Lots 34, 35, and 37. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs.
- H. Those portions of the major entrances to 21st Street North and Maize Rd., on public right-of-way shall be guaranteed by the applicant.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 applicant is advised that requirements for fire lanes have been established by C.U.P., DP-197, provision #7.
- L. The plat's text shall be corrected to indicate that the access controls across the north line of the plat involve 21st St. North. The text presently has mislabeled the access as involving Maize Road.
- M. As appropriate, the center lines of the perimeter streets shall be labeled on the final plat tracing (Maize Road, Valley View, etc.).
- N. Prior to this plat being released for recording, proof that 1989 and 1990 taxes have been paid will need to be provided.
- O. The title binder for this plat presently indicates that ownership of this site is in a trust for a party other than indicated on the plat. Prior to the plat being released, proof will need to be provided indicating that ownership is in the individual's name indicated as the plat's.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

July 23, 1992

STAFF REPORT
Revised Final Plat
(Original Final Plat Approved 12/13/90;
(Preliminary Plat Approved 8/23/90)

CASE NUMBER: S/D 90-50 - **TIMBER RIDGE 2ND ADDITION**
(supersedes GREYSTONE ESTATES PLAT)

OWNER/APPLICANT: Mat Eck, B & E Inc., 5512 W. Central, Wichita,
KS 67212

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of 21st Street and Maize Rd.

SITE SIZE: 35 Acres

NUMBER OF LOTS

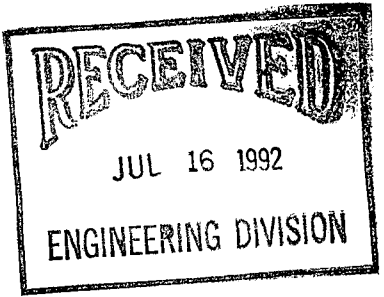
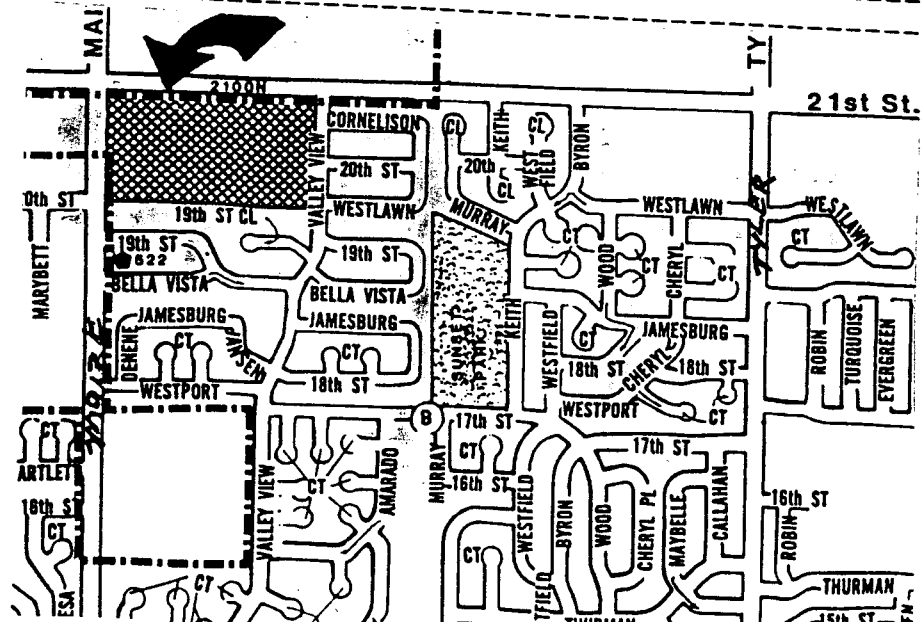
Residential:	49
Office:	
Commercial:	6
Industrial:	
Other	1 (Church)
Total:	56

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "LC" Light Commercial, "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3003) (DP-197,
Greystone Commercial CUP) and "AA" One Family Dwelling

VICINITY MAP:



Note: This plat is a revised final plat which now supersedes the Greystone Estates plat. The Greystone Estates final plat was approved by the MAPC December 20, 1990 but was never submitted for City Council review. A CUP (DP-197) and zone change (Z-3003) to "LC" are pending for a portion of the site, both being subject to platting being completed by August 26, 1992. The revision being proposed by this new final plat is the platting of one (1) large lot (Lot 1, Block 1) for a proposed church in what was originally being indicated as an area for 22 one-family lots and a cul-de-sac street. The remaining area of this plat is, though, the same as was originally being platted as the Greystone Estates Addition.

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- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets, as well as, the construction of a sidewalk on 20th St. North. As required by the City Sidewalk Ordinance, sidewalks will be required on one side of all long, continuous streets. This sidewalk shall be guaranteed by including its construction in the associated street paving petition.
- F. A sidewalk certificate for the west side of Valley View shall be submitted. When Graff-Goldston Addition to the east and south was platted, sidewalk on both sides of Valley View (a collector) was required as part of the paving petition. The only segment of Valley View still without sidewalk is along the east side of this proposed Addition. Since this street is a collector as well as a continuous through street, the applicant needs to submit a certificate for sidewalk along the remaining segment of Valley View.
- G. As per the C.U.P., Provision 13, the applicant shall guarantee the construction of continuous accel/decel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st Street to provide for left turns into Lots 16, 17, and 18. Temporary decel lanes shall also be guaranteed along Maize to serve Lots 13, 14, and 16. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial construction of the temporary lanes.)

- H. Those portions of the major entrances to 21st Street North and Maize Rd., on public right-of-way shall be guaranteed by the applicant.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 applicant is advised that requirements for fire lanes have been established by C.U.P., DP-197, provision #7.
- L. In regard to the wall easement shown along the perimeter of the area proposed for "LC" zoning, it appears that this easement is crossing easements also indicated for storm and sanitary sewers. It shall therefore be noted in the plat's text that any walls or fences in such situations must be approved by the City Engineer's Office.
- M. Based upon information in the platting binder, it appears that an equitable interest in this site is held by a B & E Inc. and therefore this party should also be a signatory to the plat. The final plat tracing shall either include this party as consenting to the plat or proof shall be provided indicating that their consent is not required.
- N. The applicant shall submit a letter from K.G. & E. indicating that satisfactory arrangements have been made concerning the existing service lines to the house located on Lot 16, Block 1.
- O. The applicant is advised that K.P.L. gas lines are within the area involved in the decel lane improvements required along 21st St. North adjacent to this plat.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final

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plat tracing. Section 5-101(c).

- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.