

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 2, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-71 - FLINT HILLS ESTATES ADDITION

OWNER/APPLICANT: Paul Treadwell, 10101 E. 47th St. S., Derby, KS 67037

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.

LOCATION: Southeast corner of Harry & 127th St. E.

SITE SIZE: 80 Acres

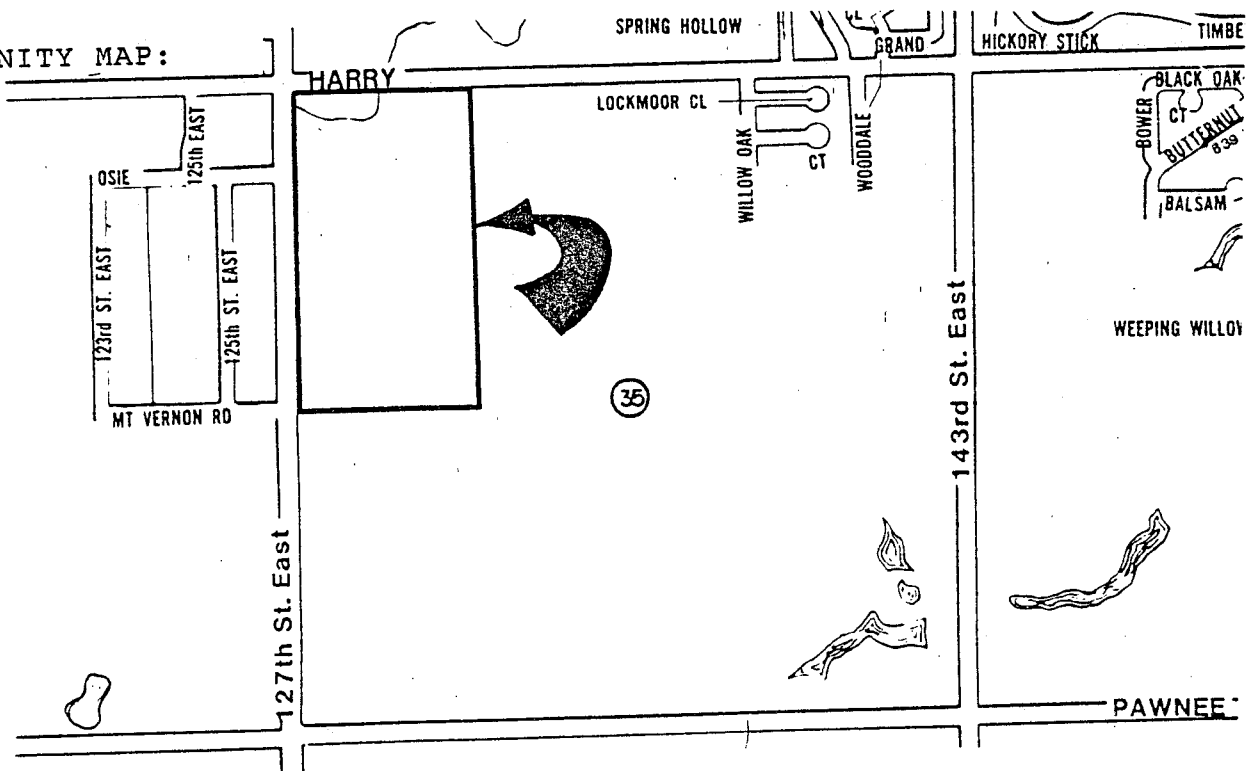
NUMBER OF LOTS

Residential:	73
Office:	1
Commercial:	1
Industrial:	74
Total:	

MINIMUM LOT AREA: 2,500 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential & "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of city water to serve the lots being platted.

B. Since this property will utilize a city of Wichita water supply line in Harry or 127th Street East, the applicant shall submit an outside-the-city water service application and associated restrictive covenant.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. While this site is within the urban growth area of Wichita; because of the platting of lots of 25,000 square feet and larger, the applicant is requesting that a paving standard other than that required for urban scale developments be considered. A standard similar to that being proposed for the Country Lakes Estates is being requested. This standard would involve a 6 inch paved surface, without curb and gutter. Such a standard will require a waiver of existing paving requirements and approval by County Engineering. The applicant shall guarantee the paving of the interior streets to the standard recommended by the Subdivision Committee and Metropolitan Area Planning Commission.

F. The applicant shall establish and guarantee a temporary turnaround for the termination of Prairie Parkway at the east boundary of this plat.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. City and County Fire Departments need to indicate if the proposed street name, "Prairie Parkway" is too similar to the existing Wichita Street name of "Prairie Park." Also, it needs to be indicated if the pronunciation of the street "Sacaton" is a problem.

I. The final plat shall more clearly indicate the area of complete access control at the intersection of Harry and 127th Street. County Engineering should be prepared to indicate if fewer openings and greater complete access control should be established for this commercial site because of drainage conditions.

J. 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.

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept and access control for the commercial site at Harry and 127th Street.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
November 16, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 11/2/89)

CASE NUMBER: S/D 89-71 - FLINT HILLS ESTATES ADDITION

OWNER/APPLICANT: Paul Treadwell, 10101 E. 47th St. S., Derby, KS 67037

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc.

LOCATION: Southeast corner of Harry & 127th St. E.

SITE SIZE: 80 Acres

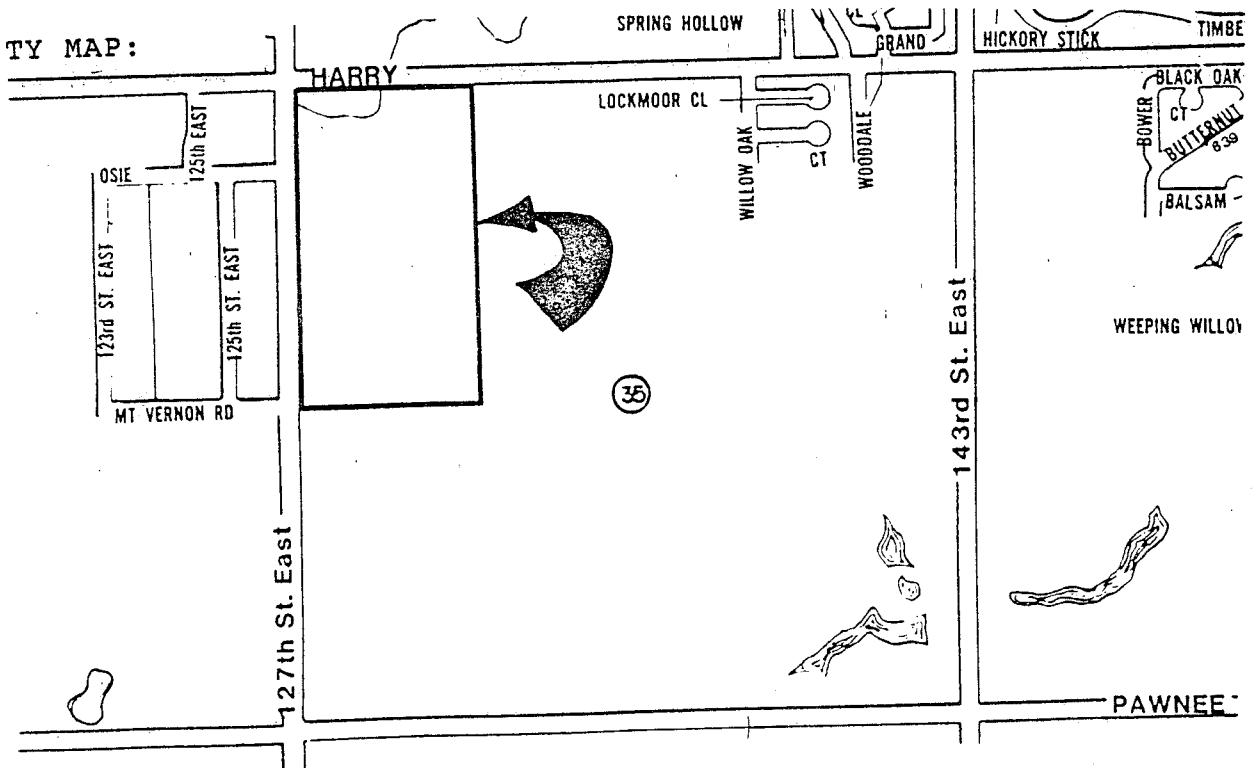
NUMBER OF LOTS

Residential:	73
Office:	
Commercial:	1
Industrial:	
Total:	74

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential & "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of city water to serve the lots being platted.
- B. Since this property will utilize a city of Wichita water supply line in Harry or 127th Street East, the applicant shall submit an outside-the-city water service application and associated restrictive covenant.

- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.

- E. While this site is within the urban growth area of Wichita, because of the platting of lots of 25,000 square feet and larger, the applicant is requesting that a paving standard other than that required for urban scale developments be considered. A standard similar to that being proposed for the Country Lakes Estates is being requested. This standard would involve a 6 inch paved surface, without curb and gutter. Such a standard will require a waiver of existing paving requirements and approval by County Engineering. The applicant shall guarantee the paving of the interior streets to the standard recommended by the subdivision Commission and Metropolitan Area Planning Commission.

- F. The applicant shall guarantee the temporary turnaround for the termination of Plains Street at the east boundary of this plat. The plat's text shall make reference to this temporary turnaround.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning Department for recording.

- H. The final plat tracing shall indicate the various officials' names as are corrected on the applicant's Engineer's "marked" copy of the final plat. The County Commissioner's, City Council and MAPC's signature blocks are all in error.

- I. The half street right-of-way at the southeast corner shall be provided a name on the final plat tracing.

- J. As indicated by this plat's sanitary sewer layout plan, an off-site easement shall be obtained for the extension of sewer to this site. This easement shall be submitted to County Engineering for review and acceptance. An off-site drainage easement shall also be obtained to the east of the plat. This easement shall also be provided to County Engineering for review and acceptance.

- K. The plattor's text shall be amended to indicate that easements are being granted as indicated for drainage and for the construction and maintenance of all public utilities.
- L. On the final plat tracing, for Lot 4, Block 8, the 40-foot drainage and building setback areas shall be labeled Drainage Easement and Building Setback.
- M. Where utility easements are centered on common lot lines, it shall be clearly indicated that the lot line is also the center line of the utility easement.
- N. The final plat tracing shall not indicate individual lot square footages.
- O. The minimum building pad elevation for Lot 4, Block 8, shall also be indicated on the face of the plat within or adjacent to this lot.
- P. The plattor's text shall be amended to also indicate that the temporary cul-de-sac for Plains will terminate upon the extension of Plains to the east.
- Q. The applicant is advised that this site may require soil and groundwater testing to determine if any lead contamination may be involved at this location due to this area's previous use by a gun club.
- 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. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.

- W. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?
- X. The representative from the Health Department should be prepared to comment on whether soil testing is mandatory for this site prior to it being scheduled for the City Council.
- Y. The representatives from City and County Fire Departments should be prepared to discuss the acceptability of the inane street name changes, (Prairie Parkway to Plains, Grama to Heavenly, and Sacaton to Dreams), and should also be prepared to recommend a name for the half street right-of-way at the southeast corner of the plat.