

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

May 8, 1997

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 96-72 HIGHLAND SPRINGS ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 716 N. 119th Street West - #112
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67212

LOCATION: South of Central Avenue and west of 135th Street West

SITE SIZE: 160 Acres

NUMBER OF LOTS

Residential:	361
Office:	
Commercial:	2
Industrial:	
Total:	<u>363</u>

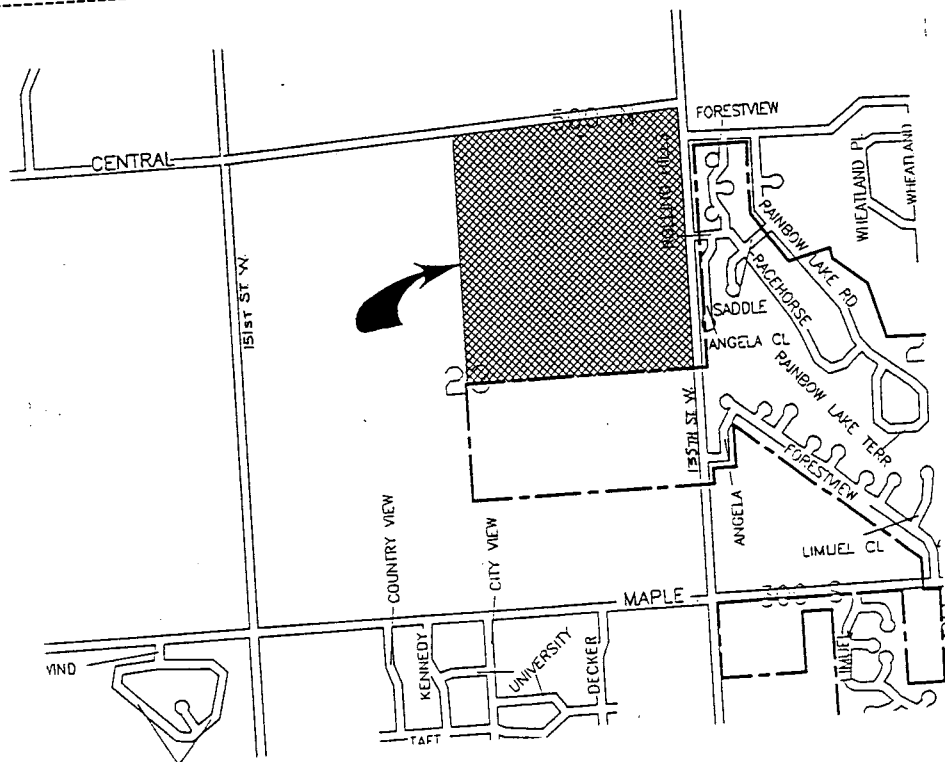
MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" (Upon Annexation and "LC")

*✓ Water Supply line
in 135th*

VICINITY MAP:



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NOTE: This site is presently in the County, but is adjacent to Wichita's City limits and is platting lot sizes either requiring a zone change or annexation to the City of Wichita. The large lot at the plat's northeast corner is indicated as being proposed for "LC" zoning.

This site has been involved in discussions concerning the possible realignment of Central, west of 135th Street West. At this time, Central is offset by 200 to 300 feet at its intersection at 135th Street West. A possible realignment of Central involving this site would have dropped Central southward across the northeast corner of this site so that it would intersect directly with Central's present position east of 135th Street West. The applicant is, however, indicating no intention to accommodate such a realignment across this site.

STAFF COMMENTS:

- A. A final plat shall not be accepted for review unless and until the zone change indicated for Lot 1, Block F is obtained. If such a zone change is not obtained, a revised preliminary plat shall be submitted which shows this area incorporated into this plat as part of the site's residential development.
- B. Prior to this plat being submitted to the City Council, this site shall have been annexed to the City of Wichita. Annexation will allow for the lot sizes being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Highland Springs to a collector status. Also, sidewalks shall be included in the paving guarantees which provides for sidewalks on both sides of Highland Springs and one side of the non-cul-de-sac streets, including Rolling Hills out to the west line of this plat. The applicant is encouraged to also install "a significant system of sidewalks throughout the Reserve areas as an additional amenity for this development.
- F. City Engineering needs to indicate the condition of paving for Central and 135th Street West adjacent to this site. Based on the City's policy for this paving of arterials/mile line roads, the applicant shall guarantee the paving of these streets.
- G. Based on the anticipated area of "LC" zoning, Traffic Engineering needs to indicate requirements for traffic improvements to serve the area of "LC" zoning and if any, traffic improvements to serve the limited points of entry to the residential uses. In particular, significant traffic will be generated at the one street opening from Central.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.
- I. The applicant shall guarantee construction of the storm sewers required by this plat.

- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. On the final plat, access controls shall be shown to both Central and 135th Street West. For all residential lots and Reserves adjacent to these streets, complete access control shall be dedicated. For the "LC" site, 100 feet of complete access control shall be shown to both Central and 135th Street West from that site's northeast corner. The remaining frontages shall be allowed no more than two (2) openings to each street.
- L. Based on a note on the face of the plat, the pipeline crossing this site is apparently in the "process" of being confined. A copy of the document (easement agreement, etc.) shall be submitted with the final plat or final plat tracing showing that such a confinement has been completed.
- M. The applicant shall provide proof, by letter from Koch Pipelines, Inc. or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- N. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. 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. This covenant shall also provide for the homeowner's association to maintain the "parking strips" located between the north and west lines of the plat and the driving surfaces respectively of Central and 135th Street West.
- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- Q. For any Reserves indicated as involving structures (gazebos, swimming pool facilities, etc.) building setbacks shall also be indicated to any adjacent streets.
- R. For the Reserve (B) indicated as platted for swimming pool facilities, a site plan shall be submitted with the final plat, for review and approval by the Director of Planning. This site plan shall provide the information indicated in the Subdivision Regulations.
- S. This plat is proposing a potentially attractive, interconnected system of Reserve areas. In some cases, however, access to this Reserve System is hampered, such as for lots along cul-de-sac streets which do not back up to the Reserves themselves. For these are other similar situations, it is recommended that the applicant consider platting access easements or

physically extending finger-like areas of Reserves to the ends of turnarounds, between certain other lots, etc. in order to increase the accessibility and usefulness of the reserves for all homeowners in the Addition. Based on problems with the use of easements for other Additions, it is strongly recommended that the extensions of Reserves be considered.

- T. 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.
- U. Based on the platting to the south, the physical conditions of that 80-acre Subdivision, etc., a street connection to that area does not appear necessary.
- V. Before submitting the final plat, the applicant shall contact the Planning Department's Land Use staff (Ray Ontiveros) to discuss issues involving the dedication of Park sites and/or other public use facilities for Additions of this magnitude. In particular, the City/County Comprehensive Plan has indicated that a Recreational Corridor should be provided along 135th Street West in the area of this plat.
- W. The representative from the City's Fire Department needs to comment on the acceptability of the street names being proposed for this plat. As necessary, the final plat shall indicate any changes noted by the Fire Department.
- X. On the final plat, the terminus of Rolling Hills at the west line of this plat, shall be shown as a dashed line or left open rather than the solid line now being used.
- Y. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Z. 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.
- AA. 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.
- BB. 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 delivery, and the tentative mailbox locations can be determined.
- CC. 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.

- DD. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- EE. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate any minimum building pad requirements for this site.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

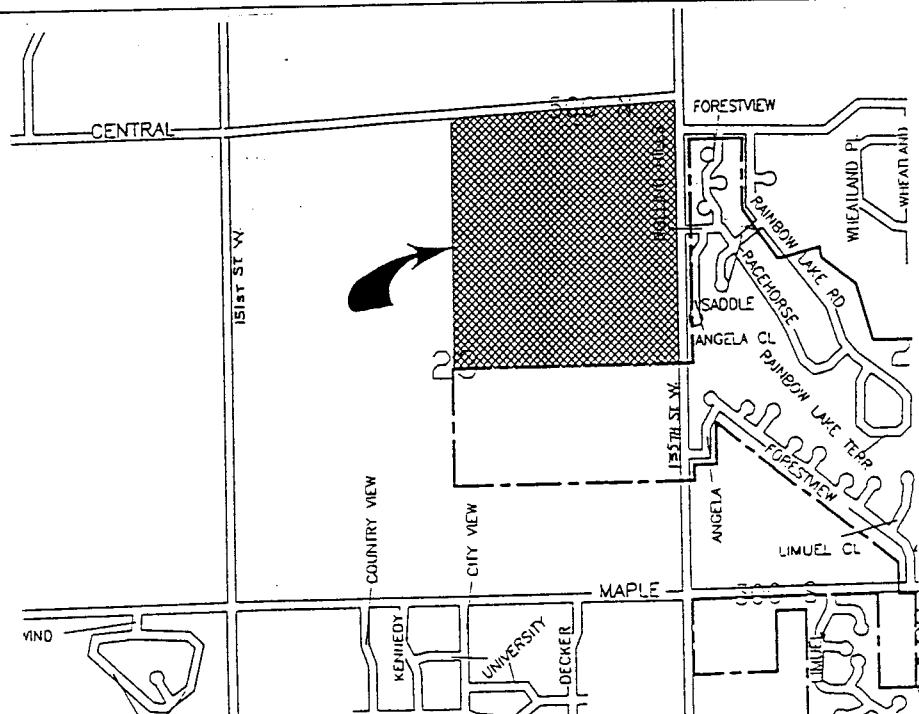
July 10, 1997

STAFF REPORT

(Final Plat, Preliminary Plat, Approved 5/8/97)

- CASE NUMBER:** S/D 96-72 HIGHLAND SPRINGS ADDITION
- OWNER/APPLICANT:** Paul E. Kelsey,
716 N. 119 Street W. - #112, Wichita, KS 67212
- SURVEYOR/ENGINEER:** Baughman Company, P.A.
Phil Meyer, 315 Ellis, Wichita 67211
- LOCATION:** South of Central Avenue and west of 135th Street West
- SITE SIZE:** A portion of a preliminary plat containing 160 acres.
- NUMBER OF LOTS**
- | | |
|--------------|-----------|
| Residential: | 47 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>47</u> |
- MINIMUM LOT AREA:** 6,000 sq. ft.
- CURRENT ZONING:** "SF-20" Single Family
- PROPOSED ZONING:** "SF-6" Single Family (upon annexation)

VICINITY MAP:



S/D 96-72 -- Final Plat of HIGHLAND SPRINGS ADDITION
July 10, 1997 - Page 2

STAFF COMMENTS:

- A. Prior to this plat being submitted for consideration by the City Council, this site shall have been annexed to the City of Wichita. Annexation will allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being served.
- C. The applicant shall guarantee the extension of water service to serve the lot being served.
- D. Per the perimeter street paving policy, guarantees shall be provided for improvements to 135 Street West from Central to Highland Springs.
- E. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status. An alternate sidewalk plan can be submitted for approval by the Director of Planning provided consistent access is provided to the reserves from the street.
- F. City Engineering indicates guarantees are needed for left turn lanes at Highland Springs on both Central and 138th Street.
- G. City Engineering needs to comment on the status of the applicant's drainage plan.
- H. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. An indication that the pipeline crossing this site has been confined shall be submitted with the final tracing.
- K. The applicant shall provide proof that the Koch pipeline easement shown on the plat is sufficient, and that utilities may be located adjacent to and within the easement. Any relocation, or lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- L. Provisions shall be made for ownership and maintenance of the proposed

S/D 96-72 -- Final Plat of HIGHLAND SPRINGS ADDITION

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reserves. The applicant shall either form a lot owners' association prior to the recording of 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.

- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City of Wichita, 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.
- N. For any Reserves indicated as involving structures building setbacks shall also be indicated to any adjacent streets.
- O. 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.
- P. Appropriate agencies need to comment on street names.
- Q. A platting binder shall be submitted prior to City Council consideration.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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- U. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, an easement was requested between Lots 7 and 8, Block B, that does not appear on this final.
- W. Perimeter closure computations should be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The applicant shall provide proof of payment of second half of the year taxes.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

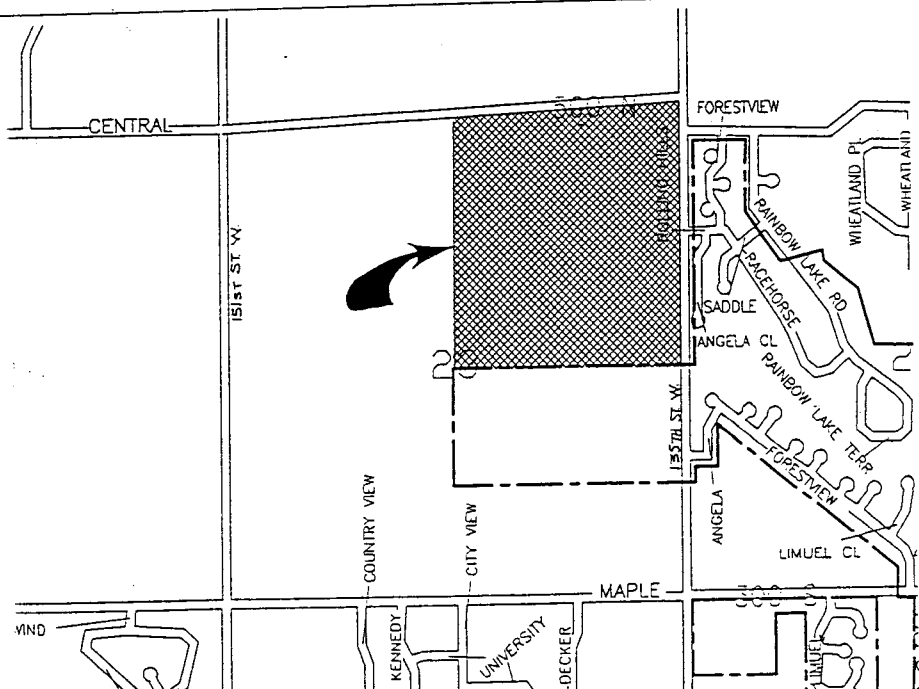
July 24, 1997

STAFF REPORT

(Final Plat deferred from 7/10/97, Preliminary Plat, Approved 5/8/97))

- CASE NUMBER:** S/D 96-72 HIGHLAND SPRINGS ADDITION
- OWNER/APPLICANT:** Paul E. Kelsey,
716 N. 119 Street W. - #112, Wichita, KS 67212
- SURVEYOR/ENGINEER:** Baughman Company, P.A.
Phil Meyer, 315 Ellis, Wichita 67211
- LOCATION:** South of Central Avenue and west of 135th Street West
- SITE SIZE:** A portion of a preliminary plat containing 160 acres.
- NUMBER OF LOTS**
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| Residential: | 47 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>47</u> |
- MINIMUM LOT AREA:** 6,000 sq. ft.
- CURRENT ZONING:** "SF-20" Single Family
- PROPOSED ZONING:** "SF-6" Single Family (upon annexation)

VICINITY MAP:



S/D 96-72 -- Final Plat of HIGHLAND SPRINGS ADDITION

July 24, 1997 - Page 2

STAFF COMMENTS:

- A. Prior to this plat being submitted for consideration by the City Council, this site shall have been annexed to the City of Wichita. Annexation will allow for the lot sizes being platted. Annexation to Wichita has been completed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being served.
- C. The applicant shall guarantee the extension of water service to serve the lot being served.
- D. Per the perimeter street paving policy, guarantees shall be provided for improvements to 135 Street West from Central to Highland Springs.
- E. The applicant shall guarantee the paving of the proposed interior streets. Highland Springs shall be paved to a collector street status. An alternate sidewalk plan can be submitted for approval by the Director of Planning provided consistent access is provided to the reserves from the street.
- F. City Engineering indicates guarantees are needed for left turn lanes at Highland Springs on both Central and 138th Street.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering approved the minimum pad elevation shown on plat. City Engineering is requesting a drainage guarantee.
- H. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. An indication that the pipeline crossing this site has been confined shall be submitted with the final tracing.
- K. The applicant shall provide proof that the Koch pipeline easement shown on the plat is sufficient, and that utilities may be located adjacent to and within the easement. Any relocation, or lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

S/D 96-72 -- Final Plat of HIGHLAND SPRINGS ADDITION

July 24, 1997 - Page 3

- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to the recording of 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.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City of Wichita, 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.
- N. For any Reserves indicated as involving structures building setbacks shall also be indicated to any adjacent streets.
- O. 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.
- P. Appropriate agencies need to comment on street names. Shady Shores Circle and Highland Shores Circle should be Highland Springs Court.
- Q. A platting binder shall be submitted prior to City Council consideration.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- 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.
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S/D 96-72 -- Final Plat of HIGHLAND SPRINGS ADDITION

July 24, 1997 - Page 4

be determined.

- U. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, an easement was requested between Lots 7 and 8, Block B, that does not appear on this final. Attached are the additional utility easement requests by KG&E.
- W. Perimeter closure computations should be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The applicant shall provide proof of payment of second half of the year taxes.