

April 4, 1996

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 96-16 HARRISON PARK 2ND ADDITION

**OWNER/APPLICANT:** Harrison Park Development, L.L.C., c/o Stephen G. Miller, President, 401 S. Keith, Wichita, KS 67209

**SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

**LOCATION:** East of Webb Road and north of Lincoln Street

**SITE SIZE:** 31 Acres

**NUMBER OF LOTS**

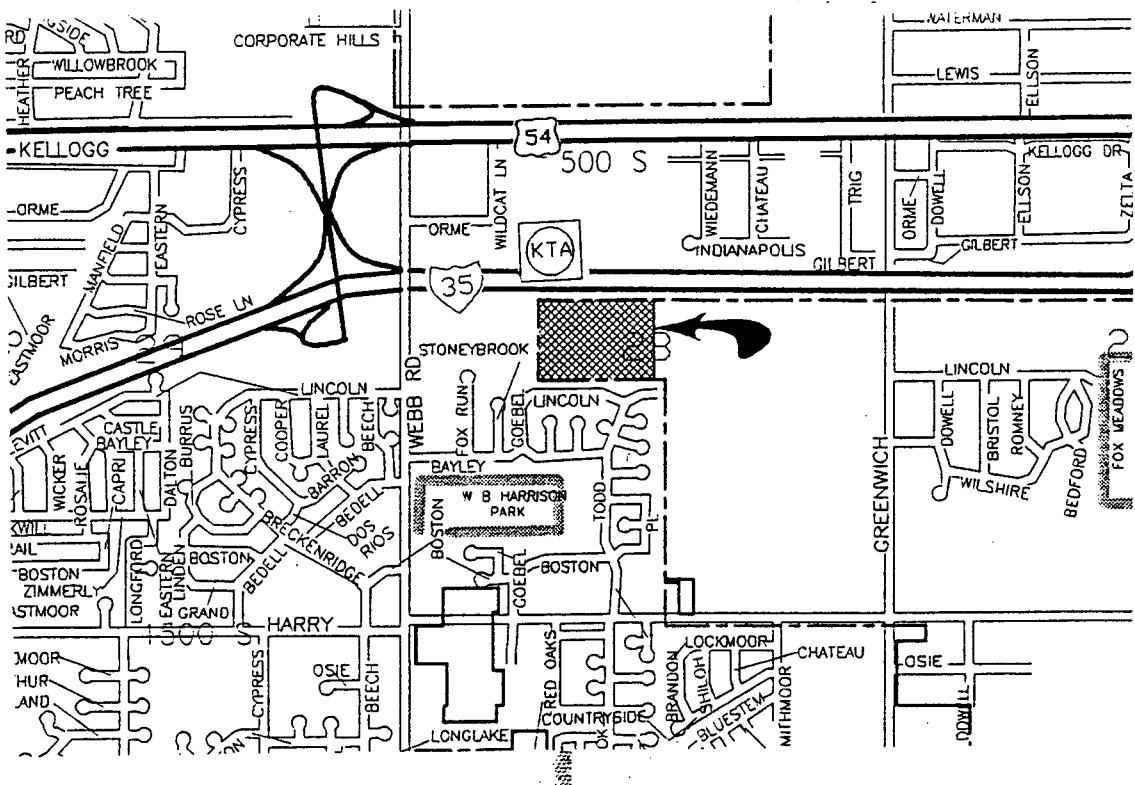
Residential:	137
Office:	
Commercial:	
Industrial:	
Total:	<u>137</u>

**MINIMUM LOT AREA:** 6,000 sq. ft.

**CURRENT ZONING:** "R-1" County

**PROPOSED ZONING:** "AA" City upon annexation

**VICINITY MAP:**



NOTE: This site is presently in the County and under R-1 (SF-20) zoning. The site is adjacent to the City and annexation is apparently anticipated in order to allow the lot sizes being proposed by this plat. While issues of a plat's design are not often raised, this plat's excessive use of culs-de-sac is questionable. That is, each of these culs-de-sac are at the maximum length specified by the Subdivision Regulations for such streets. Further, however, such a design provides for no meaningful means of intra-neighborhood circulation, whether such circulation involves vehicles, pedestrians or bicycles. That is, everything is directed into and out of isolated blocks. Plats to the south, Harrison Park (1st) and Meadow Estates have been platted with a design more conducive for neighborhood interaction and with lots sizes the same as being proposed for this Addition.

STAFF COMMENTS:

- A. Prior to this plat being submitted for City Council review, this site shall have been annexed to the City. Upon annexation, the site will be zoned "AA" (SF-6) which will allow the lot sizes being platted.
- B. It is recommended that the Subdivision Committee/MAPC require a redesign of this plat in order to reduce the number of culs-de-sac and provide a more interconnected street system for this site.
- 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. City and County Engineering need to indicate which system and therefore guarantees need to be provided for sanitary sewer service for this site. This site is indicated as being within the County's Four-Mile Creek Service Area.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along the south side of Morris and the west sides of Red Oak and Todd out to Lincoln Street. The paving guarantee shall also provide for a temporary turnaround at the east end of Morris.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both a City and County Certificate of Petitions shall be provided.
- I. 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.

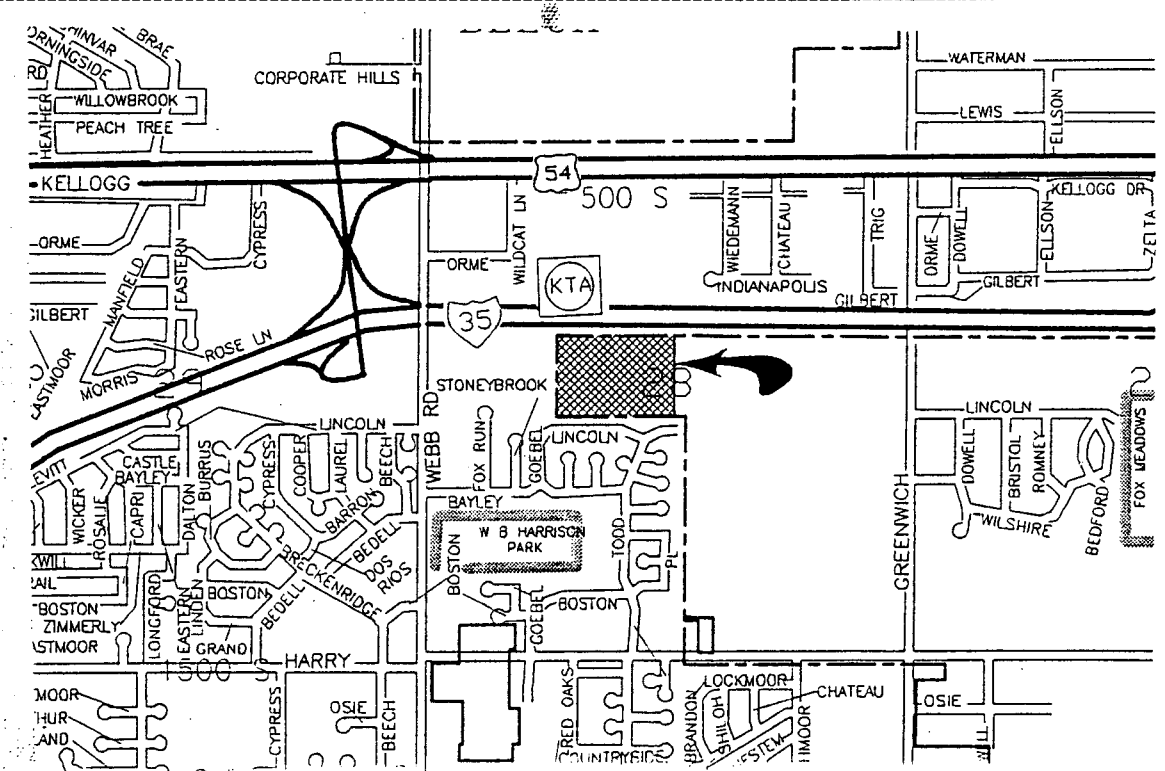
- J. If this site is allowed to be platted as shown on this preliminary plat, it should be noted that all of the lots in Blocks 1 through 5, can be considered as one Block since all lots will in essence be contiguous. That is, those Blocks may be combined into one Block, with the lots renumbered accordingly.
- K. On the final plat, the face of the plat should note that complete access control exists from the site to the Turnpike.
- L. 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. (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.)
- M. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representatives from City/County Engineering should be prepared to comment on the status of the applicant's drainage concept.

May 9, 1996

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 4/4/96)

- CASE NUMBER:** S/D 96-16 HARRISON PARK 2ND ADDITION
- OWNER/APPLICANT:** Harrison Park Development, L.L.C., c/o Stephen G. Miller, President, 401 S. Keith, Wichita, KS 67209
- SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203
- LOCATION:** East of Webb Road and north of Lincoln Street
- SITE SIZE:** 31 Acres
- NUMBER OF LOTS**
- |              |                         |
|--------------|-------------------------|
| Residential: | 138 (Preliminary = 137) |
| Office:      |                         |
| Commercial:  |                         |
| Industrial:  |                         |
| Total:       | 138                     |
- MINIMUM LOT AREA:** 6,000 sq. ft.
- CURRENT ZONING:** "R-1" County
- PROPOSED ZONING:** "AA" City upon annexation

**VICINITY MAP:**



NOTE: In order to provide an area for drainage retention, this final plat has been revised by creating a Reserve from nine (9) lots originally being platted adjacent to Morris. However, the total number of lots has increased on the final plat to 138 from the 137 originally shown on the preliminary. Additional lots are now being platted by extending the cul-de-sacs further northward and creating more, smaller lots around these turnarounds. At the time of the preliminary plat review, it was indicated rather than redesign a more connected, looped street system along the plat's northern line, that the larger lots were needed in order to buffer the site's northern lots from the adjacent Turnpike.

STAFF COMMENTS:

- A. Prior to this plat being submitted for City Council review, this site shall have been annexed to the City. Upon annexation, the site will be zoned "AA" (SF-6) which will allow the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This site is indicated as being within the County's Four-Mile Creek Service Area, and guarantees shall be with the County.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along the south side of Morris and the west sides of Red Oak and Todd out to Lincoln Street. The paving guarantee shall also provide for a temporary turnaround at the east end of Morris (the applicant is requesting that this turnaround requirement be deleted since only one lot would be involved).
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both a City and County Certificate of Petitions shall be provided.
- H. 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.
- I. 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.

- J. 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.
- K. Based on the platting binder, a pipeline easement may be impacting this site, while an access easement is, as shown on the plat, apparently located on or adjacent to the site.

The applicant's agent needs to explain the nature of the above easements. In regard to the pipeline, the agent needs to verify that it is off-site and therefore need not be shown on this plat. A copy of the document establishing the easement shall also be provided for the plat file.

For the access easement, while it is shown at the northwest corner of the site, the agent needs to explain if or how this easement effects the site, that is, are the lots on this plat in any way impacted by this easement. A copy of this easement shall also be provided to Planning for the plat file.

- L. Prior to this plat being released for recording, the applicant shall provide proof of the site's ownership is the entity shown on the final plat. The platting binder presently indicates that the site is in a number of undivided interests.
- M. Prior to the plat being released for recording, the applicant shall also provide proof that all applicable property taxes (2nd half of 1995) have been paid.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.
- R. As requested by County Engineering, the final plat tracing shall provide appropriate wording in

the City's approval block noting agreement for the County to provide sewer service to this Addition (see Harrison Park 1st Addition for an example).

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representatives from City/County Engineering should be prepared to comment on the status of the applicant's drainage plan.

May 23, 1996  
Final Plat Deferred: 5/9/96

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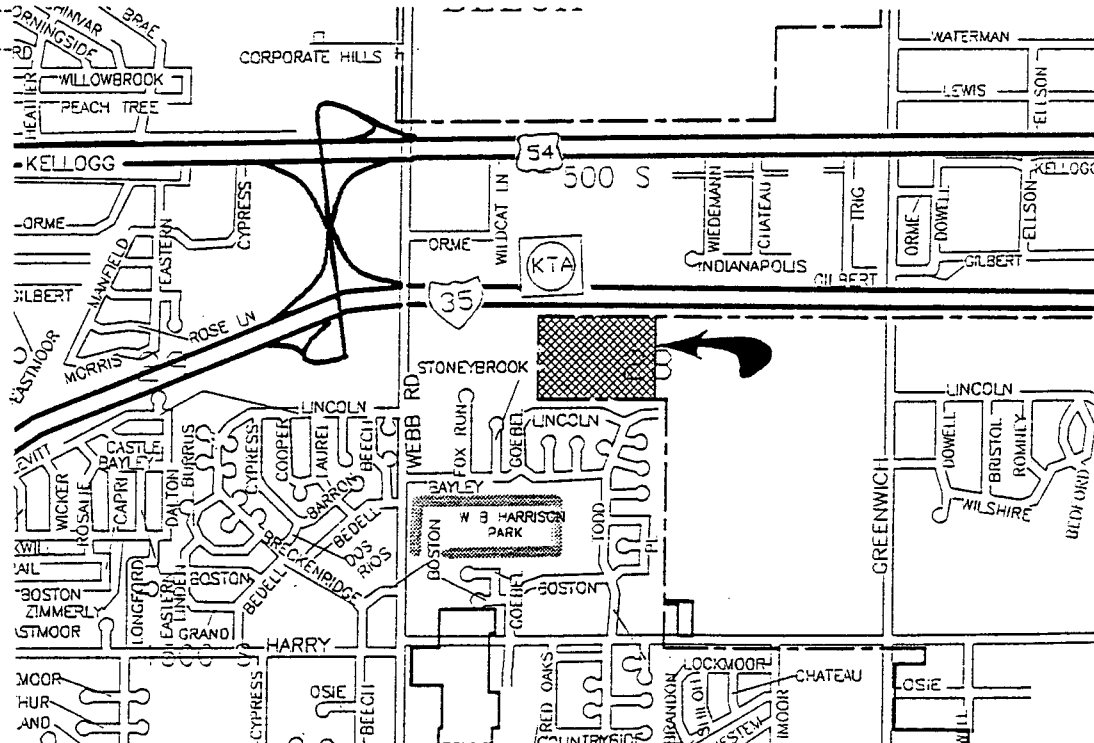
Residential:	138 (Preliminary = 137)
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