

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 13.

June 4, 1998

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 98-50 - THE HAVENS ADDITION

OWNER/APPLICANT: S.E.A.S. Support, L.L.C., Attn: Randy Ketzner, 2802 N. Northshore Circle, Wichita, KS 67205

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

LOCATION: Southwest corner of 119th Street West and Central

SITE SIZE: 10.89 acres

NUMBER OF LOTS

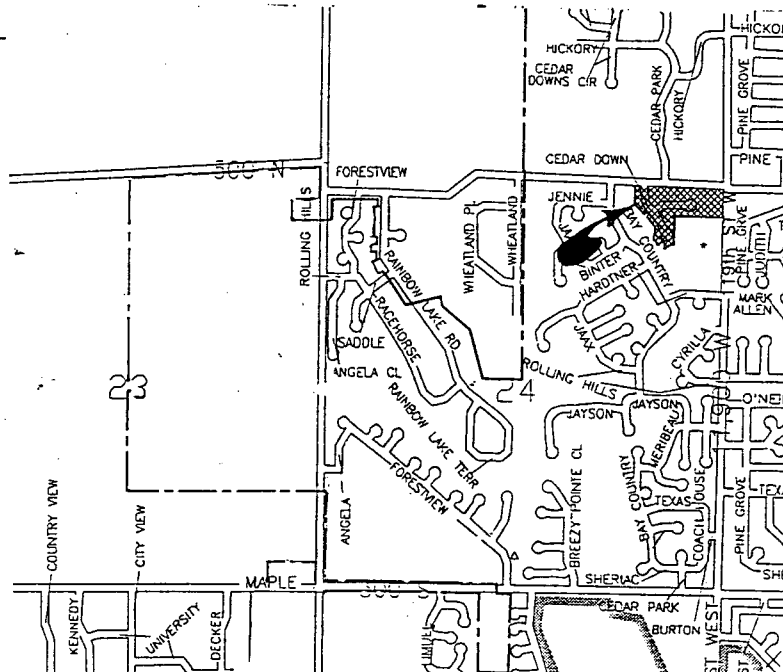
Residential:	20
Office:	1
Commercial:	1
Industrial:	=
Total:	22

MINIMUM LOT AREA: 7,440 sq. ft.

CURRENT ZONING: LC, Limited Commercial (Lot 1)
SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lot 1)
NO, Neighborhood Office (Lot 2)
TF-3, Two-Family Residential (Lots 3-24)

VICINITY MAP



Note: Lot 2 has been approved for a zone change (Z-3267) from SF-6, Single-Family to NO, Neighborhood Office subject to replatting. Lots 3-24 have been approved for a zone change (Z-3268) from SF-6, Single-Family to TF-3, Two-Family subject to replatting.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Complete access control along Central has been dedicated on the plat for the proposed residential lots backing up to Central. The plat denotes three openings along Central for the two non-residential lots. Traffic Engineering needs to comment on the need for shared access points for the non-residential lots. The final plat tracing shall denote distances for all segments of access control.
- E. 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.
- F. Traffic Engineering needs to comment on the need for improvements to Central.
- G. 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.
- H. 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.)

- I. 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.
- J. 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.
- K. 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 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.
- L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.