

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

April 23, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-37 - HEATHER ADDITION

OWNER/APPLICANT: Leroy A. Davis and Barbara J. Davis, 3741 Salina,
Wichita, KS 67204

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

LOCATION: Southwest corner of 29th Street North and Woodland

SITE SIZE: .96 acres

NUMBER OF LOTS

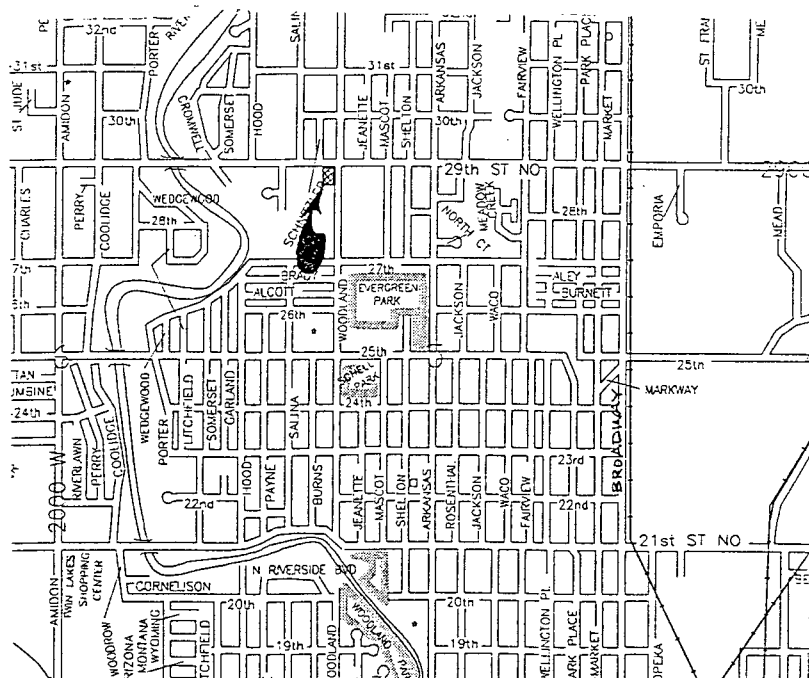
Residential:	3
Office:	
Commercial:	1
Industrial:	=
Total:	4

MINIMUM LOT AREA: 6,078 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Notes: The northwest portion of the plat labeled as "Proposed LC Zoning" is currently zoned LC, Limited Commercial. The applicant intends to develop single-family dwellings on lots 2, 3 and 4 and commercial use on lot 1.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required.
- 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 concept.
- D. **Traffic Engineering** needs to comment on the need for access controls along perimeter streets, and additional right-of-way.
- E. **Traffic Engineering** needs to comment on the need for any street improvements.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The reference to Lot 4 in the legal description needs to be clarified.
- H. Lots 1 and 3 shall provide for sidewalks along Woodland Road.
- I. A restrictive covenant shall be submitted limiting the uses of lots 2, 3, and 4 to those permitted under the SF-6, Single-Family Residential district.
- J. The final plat shall reference a tie point to a section corner.
- 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. (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.)

- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7.

May 21, 1998

STAFF REPORT
(Final Plat, Preliminary Plat approved 4/23/98)

CASE NUMBER: S/D 98-37 - HEATHER ADDITION

OWNER/APPLICANT: Leroy A. Davis and Barbara J. Davis,
3741 Salina, Wichita, KS 67204

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

LOCATION: Southwest corner of 29th Street North and Woodland

SITE SIZE: .96 acres

NUMBER OF LOTS

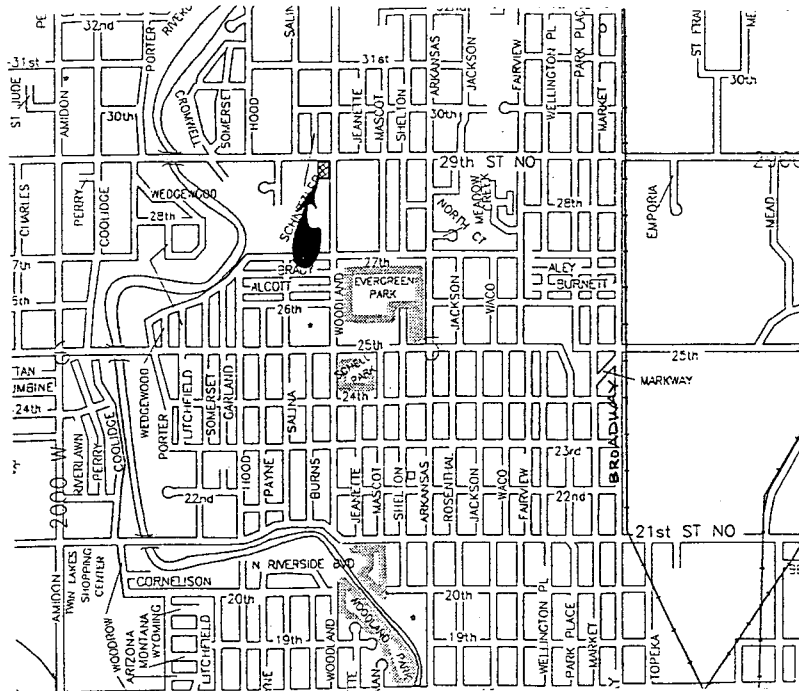
- Residential: 2
- Office: 0
- Commercial: 1
- Industrial: 0
- Total: 3

MINIMUM LOT AREA: 10,760 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Notes: The applicant intends to develop single-family dwellings on lots 2 and 3 and a commercial use on lot 1.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required. **Woodland Street contains substandard pavement and an affidavit not to protest future paving to City standards will be required of the applicant.**
- 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 concept. **The drainage plan is approved. A cross-lot drainage agreement is needed or a drainage easement needed to be denoted on the plat along the western line (coinciding with the utility easement).**

A drainage easement has been denoted on the plat as requested.

- D. **Traffic Engineering** needs to comment on the need for access controls along perimeter streets, and additional right-of-way. **Traffic Engineering requests an additional 20-foot of right-of-way along 29th Street North. Complete access control along 29th Street North is required along the westernmost portion of the northern lot and the east 70 feet. Along Woodland, 50 feet of complete access control will be required from the intersection.**

The additional right-of-way and access controls have been included on the final plat.

- E. **Traffic Engineering** needs to comment on the need for any street improvements.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- G. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing are not identical to those in the legal description.
- H. Lot 1 shall provide for sidewalks along Woodland Road. *This issue will be further reviewed at the final plat stage. The Subdivision Committee did not believe a need for this sidewalk existed if it was determined that Woodland was not a Collector street.* Woodland is not classified as a Collector Street and sidewalks will not be required.
- I. A restrictive covenant shall be submitted limiting the uses of lots ~~3~~² to those permitted under the SF-6, Single-Family Residential district.
- J. The final plat tracing shall reference a tie point to a section corner.
- 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. (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.)
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- O. 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.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
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