

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

September 2, 1993

**STAFF REPORT  
(Preliminary Plat)**

CASE NUMBER: S/D 93-53 THE TREE FARM ADDITION

OWNER/APPLICANT: David D. Cranmer, 2501 N. Maize Road, Wichita, KS 67205

AGENT: Elton Parsons Builders Development, Inc., 1097 S. Glendale, Wichita, KS 67218

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Maize Road south of 21st Street North

SITE SIZE: 19.52 Acres +

NUMBER OF LOTS

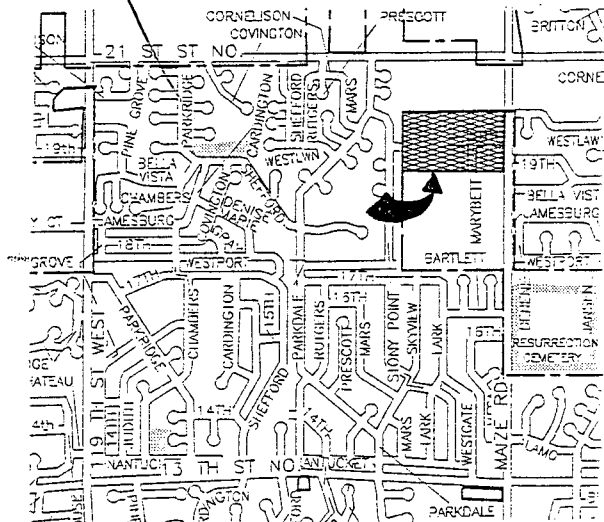
Residential:	61
Office:	
Commercial:	
Industrial:	
Total:	61

MINIMUM LOT AREA: 9,450 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" Upon annexation

**VICINITY MAP:**



NOTE: Although this site is still considered a County location, it is an island-type property surrounded on all four directions by the City of Wichita. As a County site, the property is carrying "R-1" zoning but as is indicated by the plat's lot sizes, City "AA" zoning will be required. Further, City services will be required to serve this development. Consequently, this site will need to be annexed to allow for the development being proposed.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall have requested and obtained annexation to the City of Wichita. Annexation will result in this site obtaining "AA" City One-family Zoning and will therefore allow the lot sites now being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant shall also guarantee any present and/or future water lines needed in Maize Road adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Traffic Engineering needs to comment upon the street offsets at Maize Road being created by this plat and the site east of Maize Road. Both the 20th Street and the Westlawn/19th Street offsets are below the 150-foot minimum noted in the Subdivision Regulations. In addition to potential conflicts for vehicles entering Maize Road from these streets, the Westlawn/19th Street alignment can cause significant conflicts for cars on Maize Road making left turns into these sites. Cars making simultaneous left turns in such situations can easily block each other, causing a hazardous

backup of traffic.

As necessary, the final plat should be redesigned to eliminate any such street offsets/jogs determined hazardous. Westlawn could for example be terminated in a cul-de-sac just west of Maize Road.

- 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. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. 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.
- L. The configuration of Lot 10, Block 1 is somewhat awkward in particular as to the rear of the lot being forced to such a narrow shape. It is recommended that a shift in the common lot line of Lots 9 and 10 be considered such that Lot 9 increases its frontage to 20th Street while decreasing its rearyard such that Lot 10's rearyard is increased.
- M. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. 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.
- P. 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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September 2, 1993  
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- Q. 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.
  
- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

August 10, 1995

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

**CASE NUMBER:** S/D 95-38 HEDGEAPPLE ADDITION

**OWNER/APPLICANT:** Paul E. Kelsey, 11535 14th St. Cir., Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of 21st Street North and west of Maize Road

**SITE SIZE:** 20 Acres

**NUMBER OF LOTS**

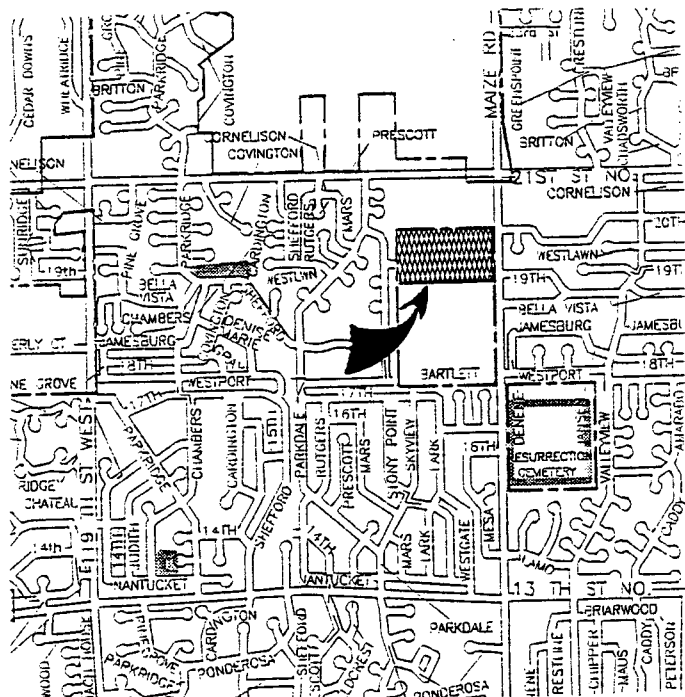
Residential:	59
Office:	
Commercial:	
Industrial:	
Total:	<u>59</u>

**MINIMUM LOT AREA:** 7,000 sq. ft.

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

**PROPOSED ZONING:** "AA" (Upon annexation)

**VICINITY MAP:**



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall have requested and obtained annexation to the City of Wichita. Annexation will result in this site obtaining "AA" City One-family Zoning and will therefore allow the lot sizes now being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant shall also guarantee any present and/or future water lines needed in Maize Road adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side (preferably north) of Westlawn/Skyview.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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 associates to maintain the "parking strip" area between this plat's east line and the driving surface of Maize Road.
- I. 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.
- J. 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.
- K. If any structures are noted as uses for Reserves A or C, appropriate building setbacks shall be platted to the adjacent streets.
- L. 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.

- M. The representative(s) from the **Fire Department** and/or **OCI** need to comment if the change in street names from Westlawn to Skyview to Westlawn is appropriate. The street stubs at the southwest corner of this plat do appear to require the use of two names even though a basically continuous street is involved.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept.
- U. Sedgwick County Soil Survey Maps indicate this area as having "soils with inclusions" north from Horseshoe Lake.



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall have requested and obtained annexation to the City of Wichita. Annexation will result in this site obtaining "AA" City One-family Zoning and will therefore allow the lot sizes now being platted.
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- I. 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.
- J. 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.
- K. 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.
- 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. 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. Sedgwick County Soil Survey Maps indicate this area as having "soils with inclusions" north from Horseshoe Lake.
- O. As indicated by City Engineering during review of the preliminary plat, minimum building pad elevations were to be platted for those lots adjacent to this site's drainage ponds. This final, however, is not indicating any such minimum elevations. **City Engineering** needs to confirm if these elevations are indeed required. If required, the final plat tracing shall properly reference such minimum building pad elevations and associated information (bench marks, etc.).
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.