SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

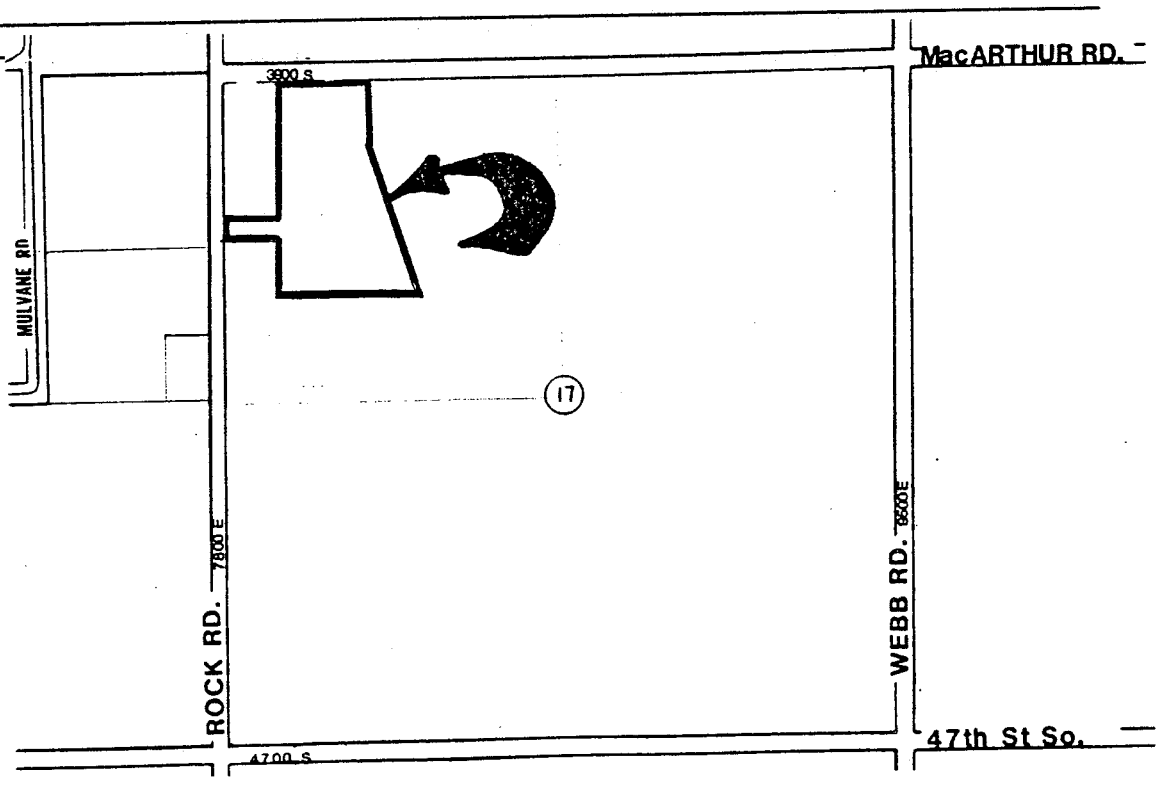
AGENDA ITEM NO. 15.

August 11, 1988

STAFF REPORT
(Preliminary plat)

CASE NUMBER:	S/D 88-65 - HEATHER RIDGE 2ND ADDITION
OWNER/APPLICANT:	Smith & Company, Inc., 10715 E. Lockmoor, Wichita, KS, 67207
SURVEYOR/ENGINEER:	Baughman Company
LOCATION:	South of MacArthur Road in an area east of Rock Road
SITE SIZE:	29.5 acres
NUMBER OF LOTS	
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5
MINIMUM LOT AREA:	217,864 sq. ft.
CURRENT ZONING:	"R-1" Suburban Residential & "LC" Light Commercial
PROPOSED ZONING:	"R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

NOTE: Associated Subdivision plat Heather Ridge Addition (S/D 88-27, preliminary plat approved April 21, 1988) final plat was deferred indefinitely at request of applicant (May 19, 1988). This associated plat will be heard by the Subdivision Committee prior to consideration of Heather Ridge 2nd Addition.

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.

B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.

C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

D. On the final plat, "access control, except for one opening" shall be indicated across the north line of Lots 1 and 2 to MacArthur Road.

E. 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.

F. The applicant shall have this plat redesigned so as to provide a north/south street to connect Rock Road Court with proposed 42nd Street to the south.

G. The north 550 feet of the west 180 feet of Lot 1 is zoned "LC" Light Commercial. The remainder of the lot is zoned "R-1". In order to avoid the platting of a lot with conflicting zoning classifications, the applicant shall file a down-zoning case requesting that all of Lot 1 be zoned "R-1".

H. 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.

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. 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.

K. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

L. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

October 20, 1988

STAFF REPORT
(Final Plat, Preliminary Plat approved 8/11/88)

CASE NUMBER:	**S/D 88-65 - HEATHER RIDGE 2ND ADDITION**
OWNER/APPLICANT:	Smith & Company, Inc., 10715 E. Lockmoor, Wichita, KS 67207
SURVEYOR/ENGINEER:	Baughman Company
LOCATION:	South of MacArthur Road in an area east of Rock Road
SITE SIZE:	29.5 acres
NUMBER OF LOTS	
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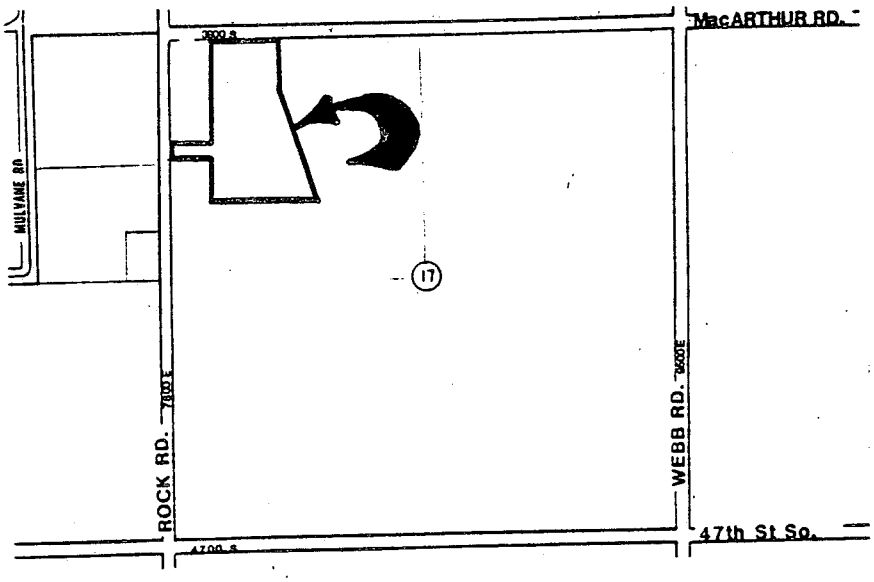
Total:	5
MINIMUM LOT AREA:	217,864 sq. ft.
CURRENT ZONING:	"R-1" Suburban Residential & "LC" Light Commercial
PROPOSED ZONING:	"R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.

B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.

C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

D. The final plat tracings shall be amended to indicate in the platter's text that access controls are being dedicated to the "appropriate governing body" and openings determined by the "appropriate engineer."

E. The final plat tracings shall indicate the 20 foot utility easement, requested by S.W. Bell, adjacent to the west and north lines of Lot 3.

F. The Plattor's text shall also be amended to indicate in terms of the floodway, that permission to carry out work in the floodway shall be obtained from the "appropriate engineer." Reference to the flood control office should be deleted accordingly.

G. On the final plat tracings, the MAPC chairman signature block shall indicate the chairman appointed as of October 13, 1988.

H. The north 550 feet of the west 180 feet of Lot 1 is zoned "LC" Light Commercial. The remainder of the lot is zoned "R-1". In order to avoid the platting of a lot with conflicting zoning classifications, the applicant shall file a down-zoning case requesting that all of Lot 1 be zoned "R-1". This plat will not be scheduled for City Council review until this zone change has been approved by the Board of County Commissioners.

I. 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.

J. 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.

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.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 21, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D S/D 88-65 - Heather Ridge 2nd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 20, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.

B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.

C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

D. The final plat tracings shall be amended to indicate in the platter's text that access controls are being dedicated to the "appropriate governing body" and openings determined by the "appropriate engineer."

E. The final plat tracings shall indicate the 20 foot utility easement, requested by S.W. Bell, adjacent to the west and north lines of Lot 3.

F. The Plattor's text shall also be amended to indicate in terms of the floodway, that permission to carry out work in the floodway shall be obtained from the "appropriate engineer." Reference to the flood control office should be deleted accordingly.

G. Before submitting the final plat tracing the applicant shall provide County Engineering with the requested information relating to drainage, minimum building pad elevation, and the platting of floodways.

H. As requested by County Engineering, before submitting the final plat tracing, the applicant shall dedicate by separate instrument additional off-site right-of-way adjacent to Rock Road from the applicants property contiguous to this plat. This dedication should be submitted to County Engineering.

I. On the final plat tracings, the MAPC chairman signature block shall indicate the chairman appointed as of October 13, 1988.

J. The north 550 feet of the west 180 feet of Lot 1 is zoned "LC" Light Commercial. The remainder of the lot is zoned "R-1". In order to avoid the platting of a lot with conflicting zoning classifications, the applicant shall file a down-zoning case requesting that all of Lot 1 be zoned "R-1". This plat will not be scheduled for City Council review until this zone change has been approved by the Board of County Commissioners.

K. 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.

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. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 27, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Smith & Company, Inc., 10715 E. Lockmoor, Wichita, KS 67207
David Spears, Director of the County Bureau of Public Services
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 27, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-65 - Heather Ridge 2nd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of Octtober 21, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure
cc: Smith & Company, Inc., 10715 E. Lockmoor, Wichita, KS 67207
David Spears, Director of the County Bureau of Public Services
Mike Lindebak, City Engineer