

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

November 10, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-78 LE SAVANE PARC

OWNER/APPLICANT: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: On the northeast corner and on the northwest corner of Pawnee and Maize

SITE SIZE: 73.33 Acres

NUMBER OF LOTS

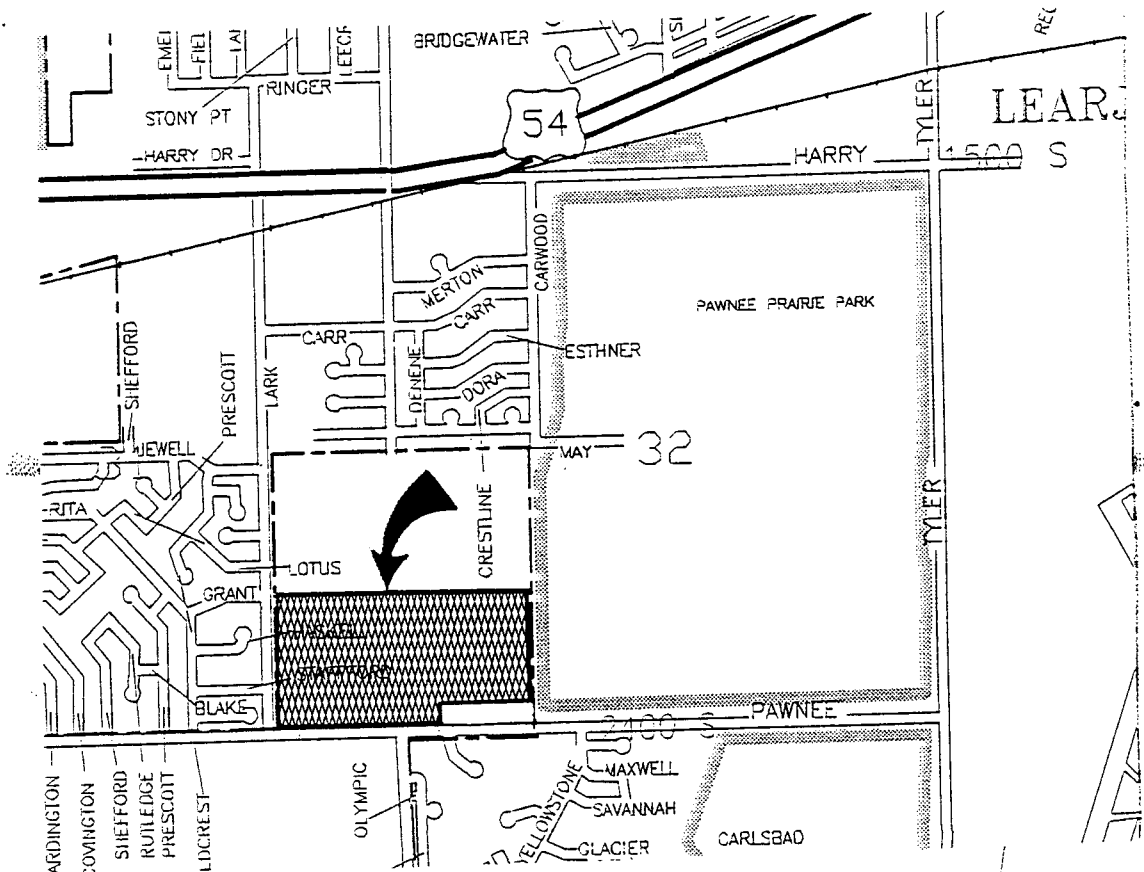
Residential:	225
Office:	
Commercial:	2
Industrial:	
Total:	<u>227</u>

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: County "R-1" and "LC"

PROPOSED ZONING: City A, AA, and LC

VICINITY MAP:



NOTE: All of this site is presently in the County with "LC" zoning at both the Northeast and Northwest corners of the Pawnee and Maize intersection, with County "R-1" residential zoning for the remainder of the site. The plat is, however, adjacent to Wichita's City Limits and will be using the City's water and sewer facilities. Based on the residential lot sizes being platted, this site will require annexation. Further, areas presently zoned "LC" are in part being platted to residential uses. This is an urban scale addition and access needs to be provided by paved roads. And while the County has just recently paved Maize Road both to the north and south of this site, both Lark and Pawnee adjacent to this Addition are unpaved.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, all of the site shall be annexed to the City of Wichita. This will allow the lot sizes now being platted. The plat shall be subject to any conditions of such annexation.
- B. Prior to this plat being scheduled for City Council review, the applicant shall also obtain a zone change to residential zoning ("AA" etc.) for any areas presently zoned "LC" but indicated as being platted for residential purposes.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, this guarantee shall include the extension of water lines in the perimeter streets (Pawnee, Maize, and Lark) adjacent to this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the paving of Crestline out to Pawnee. This guarantee shall include sidewalks along at least one side for the streets presently named on the preliminary plat as; Rue Chouette, Rue Oiseav/Rue Cervide, and Rue Aigle west of Maize Road and Rue Chouette/Rue Nord Marche/Trace/Rue Sud Marche and Crestline/Rue Fleur east of Maize Road.
- H. Guarantees shall be provided for the paving, adjacent to this site, of any unpaved perimeter street. Specifically, guarantees for paving to at least the equivalent of a two (2) lane residential street shall be provided for Pawnee from Lark to at least what corresponds to the east line of this plat. It is recommended that the applicant attempt to obtain a valid guarantee all the way to Yellowstone, east of this site.

Also, the paving of Lark from Pawnee, northward to where paving presently begins (Grant Street or Lot 6, Block 8 of this plat) shall also be guaranteed by this Addition.

It should be noted that various recent Additions adjacent to Lark or Pawnee have provided various guarantees for the paving of these streets. City Engineering should be prepared to indicate how such existing guarantees would be used with or combined with paving

requirements for this site.

- I. Traffic Engineering needs to indicate if any traffic improvements need to be guaranteed at the Maize and Pawnee intersection. That is, "LC" zoning is to be retained for the two large lots at this intersection and based on these uses and traffic conditions for this intersection, are any traffic improvements required.
- J. Traffic and City Engineering also need to indicate if any additional intersection right-of-way needs to be obtained for the Lark and Pawnee intersection. Although not a major intersection in terms of arterial streets, Lark has been platted as a collector and Pawnee is a mile line road which may be used as an arterial in the future even though not classified as such on the Transportation Plan.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. The use of 58-foot streets is typically intended for short or moderate length cul-de-sac type streets or street segments with a limited number of homes directly accessing the street and for which traffic from other intersecting streets would be a minimum or of no consequence. For the portion of this Addition east of Maize, 64-foot, rather than 58-foot street rights-of-way shall be shown for the looped street and the extension of street (Crestline/Rue Fleur) out to Pawnee. Both of these streets will carry not only traffic associated with abutting lots, but also traffic from nearly all other lots platted around the culs-de-sac feeding into these streets.
- M. As indicated by the Subdivision Regulations abutting subdivisions especially residential Additions should be interconnected by interior streets. Rather than forcing traffic onto arterials which is designed for adjoining Additions or to provide for safety through better access, the interconnection of properties is to be provided for unless physical conditions exist which preclude such interconnections or the uses are incompatible ("AA" adjacent to "E"). Neither circumstance is occurring at this site and the final plat(s) shall each show a street connection to the properties north of this site.
- N. All street names for this plat shall be revised to be in compliance with the City/County Street naming ordinance. Where existing street names are in place such as in the Additions to the west, north, and south of this plat, such names are to be continued through the new Addition. The ordinance does not allow for the use of street names because of marketing schemes. Even if no other additions aligned with this plat and therefore a more free choice of names could be allowed, it is doubtful that the names shown on this plat could be allowed for safety purposes.

The representatives from the City and/or County Fire Departments also need to comment on the names considered appropriate for this site. The applicant is also reminded that in using street names various rules exist in terms of how courts, circles, looped streets, and street segments are to be named. This plat is also violating many if not all of those requirements. For example, there is no justification or logic to allow Crestline Avenue to suddenly change to Rue Fleur. The final plat shall therefore revised all street names to correspond to the requirements of the street naming ordinance. It is recommended that the applicant meet with Fire Department and Central Inspection staffs to work out acceptable street names.

- O. The standard requirement for building setbacks for residential lots is 25-feet, and for "LC" properties 35-feet from any arterial type street. Twenty (20) foot setbacks for residential lots have been provided for under residential CUPs or for streets that qualify for the 32-foot right-of-way standard. This plat meets neither situation and consequently the final plat shall show 25-foot building setbacks for all residential lots and 35-foot building setbacks for the two "LC" lots (to both Maize and Pawnee).
- P. On the final plat, complete access control shall be indicated from all residential lots to the abutting perimeter streets (Pawnee, Lark, and Maize Roads). For the "LC" lots 100-feet of complete access control shall be dedicated along both Maize and Pawnee from these lots, that is, from the Southwest corner of Lot 14, Block 3 and the Southeast corner of Lot 10, Block 4.
- Q. As this plat is indicating, the use of off-site easements, such easements shall be created by separate instrument and submitted to Planning for processing with the final plat tracing.
- R. 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.
- S. 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. Further, this covenant shall indicate that the homeowners association will maintain the "Parking Strip", or unpaved areas between this plat's perimeter and driving surfaces for Lark, Maize and Pawnee.
- T. 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.
- U. 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.
- V. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. 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.
- X. 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.
- Y. 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.

- Z. 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.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- CC. The applicant is advised that various State and Federal requirements 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

December 22, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 11/10/94)

CASE NUMBER: S/D 94-78 PRAIRIE WOODS (Previously Le Savane Parc)

OWNER/APPLICANT: Builders, Inc., 1081 S. Glendale, Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: On the northeast corner of Pawnee and Maize

SITE SIZE: 33.91 Acres

NUMBER OF LOTS

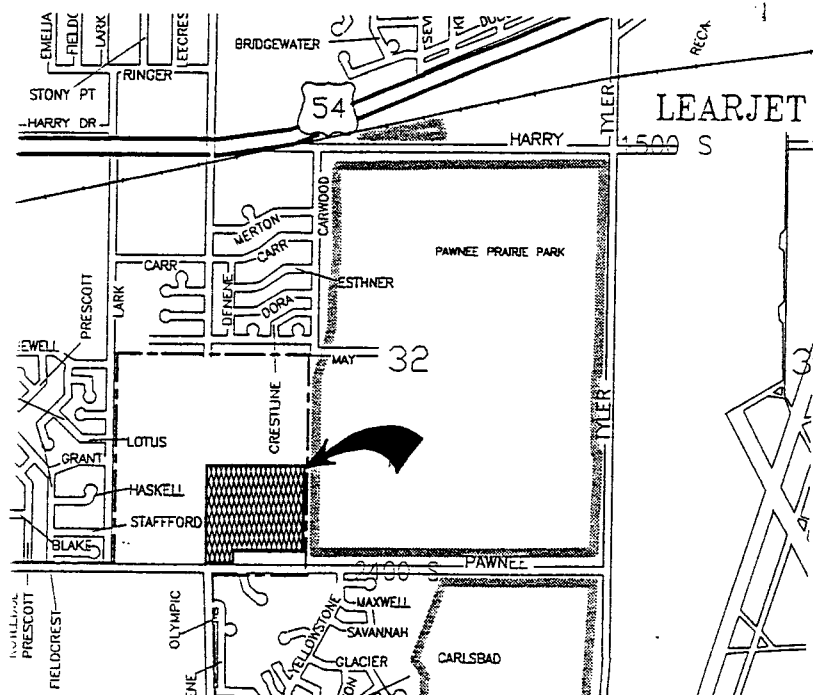
Residential:	107
Office:	
Commercial:	1
Industrial:	
Total:	<u>108</u>

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: County "R-1" and "LC"

PROPOSED ZONING: City A, AA, and LC (Z-3152)

VICINITY MAP:



NOTE: As noted on the staff report, this plat was originally submitted with the addition name of Le Savane Parc and is now requesting to use the name Prairie Woods. This plat is also a portion of the previously approved preliminary plat; the applicant choosing to final plat at this time the portion located east of Maize Road. A zone change has been submitted for the site (Z-3152) which reduces the area of "LC" zoning so that all lots intended for residential development will be appropriately zoned as such.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, all of the site shall be annexed to the City of Wichita. This will allow the lot sizes now being platted. The plat shall be subject to any conditions of such annexation.
- B. Prior to this plat being scheduled for City Council review, the applicant shall also obtain a zone change to residential zoning ("AA" etc.) for any areas presently zoned "LC" but indicated as being platted for residential purposes [such a zone change (Z-3152) has been filed for this site].
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, this guarantee shall include the extension of water lines in the perimeter streets (Pawnee and Maize) adjacent to this site. As appropriate, these guarantees may be combined with other existing guarantees.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the paving of Crestline out to Pawnee. This guarantee shall include sidewalks along at least one side for the streets presently named Haskell/Prairie Woods/Savane and Crestline. Also, if acceptable to City Engineering, the sidewalks proposed for Reserves A, B, & C may be included within the paving guarantees.
- H. Guarantees shall be provided for the paving, adjacent to this site, of any unpaved perimeter street. Specifically, guarantees for paving to at least the equivalent of a two (2) lane residential street shall be provided for Pawnee from Maize to at least what corresponds to the east line of this plat. It is recommended that the applicant attempt to obtain a valid guarantee all the way to Yellowstone, east of this site.

It should be noted that certain recent Additions adjacent to Pawnee have provided various guarantees for paving.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- J. As this plat is indicating the use of off-site easements, such easements shall be created by separate instrument and submitted to Planning for processing with the final plat tracing.
- K. 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. Further, this covenant shall indicate that the homeowners association will maintain the "Parking Strip", or unpaved areas between this plat's perimeter and driving surfaces for Maize and Pawnee.
- L. 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.
- M. 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.
- N. As necessary off-site drainage easements will need to be provided for this site.
- O. On the final plat tracing, to better indicate the areas of complete access control for Lot 14, Block 3, a 100-foot dimension should be shown for the two areas involved (to Maize and Pawnee).
- P. On the final plat tracing, the MAPC signature block shall indicate the chairman as John W. McKay, Jr.
- Q. On Lots 3 & 4, Block 1, the utilities had requested that easements extend northward to Savane Court. Unless not now being required, the final plat tracing shall show such easements.
- R. According to the platting binder, two (2) separate blanket easements effect this site; a pipeline easement to Cities Services and a right-of-way easement to Sedgwick County Electric Cooperative Association Inc. Proof must be provided that these easements have been released. If the easements have been confined, proof needs to be provided that they do not in any way encroach the site. If the easements do impact this site, the easements shall be shown on the plat and this plat will be subject to our standard pipeline conditions.
- S. 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.
- T. 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.

- U. 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.
- V. The applicant is advised that various State and Federal requirements 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.
- W. .Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Y. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

April 13, 1995

Storm Water Permitting Program
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Building 740
Topeka, Kansas 66620-0001

Reference: Storm Water Discharge Permit for Construction Activities

To whom it may concern:

Enclosed is the EPA General Form #1 and a site map for a proposed residential subdivision which is described as follows:

1. The total area of the site is 32 acres.
2. No known pollutants will be discharged with the storm water other than sediment. This will be controlled during construction by bale type silt fences and by directing drainage to existing channels and drainage ways.
3. After construction the entire open area in this addition will be planted in grass. Storm sewers will have riprap placed and or erosion mat at points of discharge to prevent erosion.
4. Our engineers estimate of the Rational Formula C factor for the area after development is 0.5. We estimate that 60% of the area will be impervious after completion of the addition. All fill material will be provided from excavations on this site.
5. Storm water from this area will drain into the Cowskin Creek.

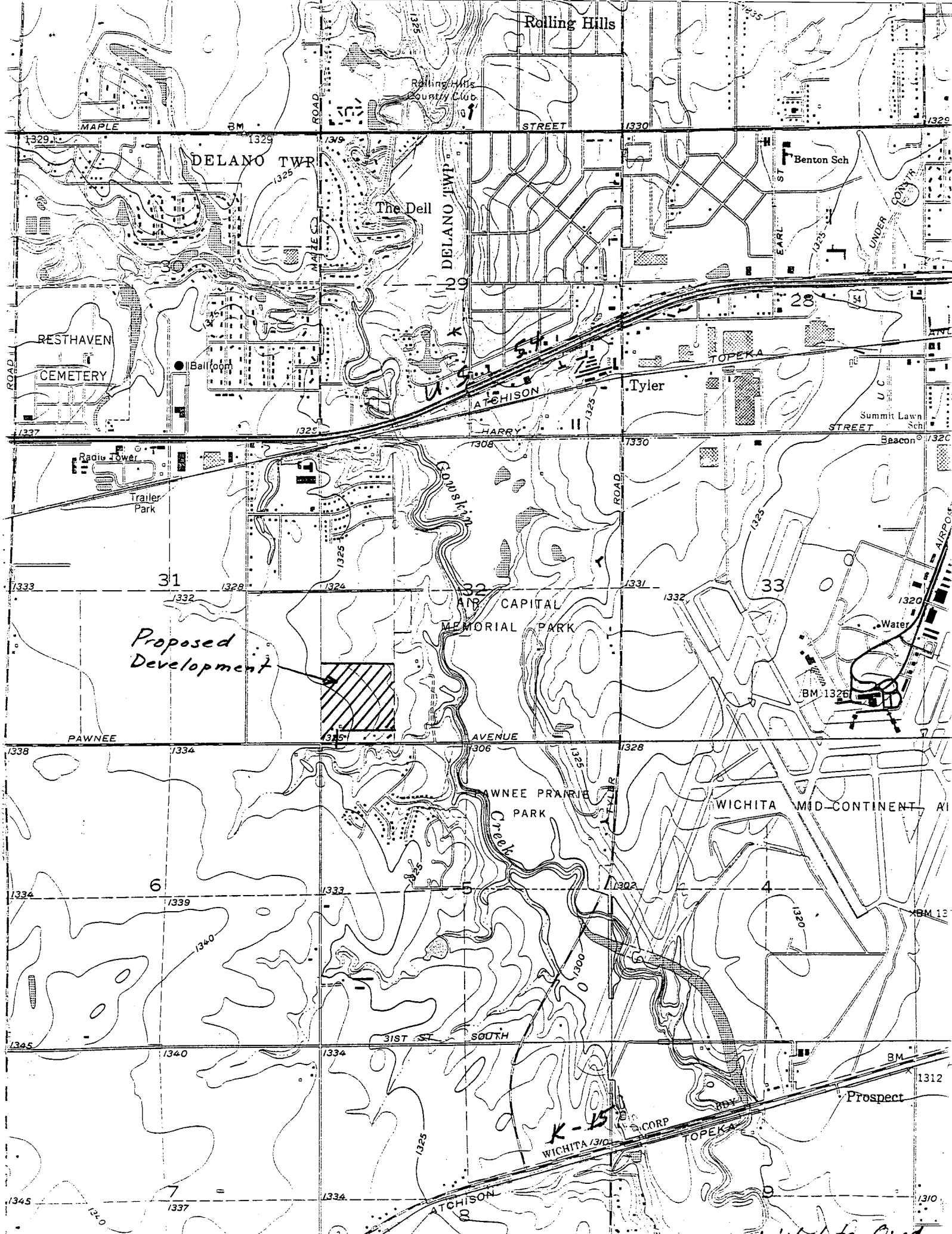
Please contact me if you need additional information.

Sincerely,

BUILDERS INC.

X 
Elton Parsons, Vice President

EP/kb



Rolling Hills

Rolling Hills Country Club

DELANO TWP

The Dell

N DELANO TWP

Benton Sch

RESTHAVEN

CEMETERY

Ballroom

Tyler

TOPEKA

ATCHISON

Summit Lawn Sch

Beacon Sch

Proposed Development

CAPITAL MEMORIAL PARK

BM 1326

PAWNEE

AVENUE

PAWNEE PRAIRIE PARK

WICHITA MID-CONTINENT AIRPORT

6

5

4

31ST SOUTH

K-15

CORP

WICHITA

TOPEKA

Prospect

ATCHISON

West Wichita Blvd.

FORM 1	U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>	I. EPA I.D. NUMBER NOT REQUIRED
GENERAL	(Read the "General Instructions" before starting.)	GENERAL INSTRUCTIONS
LABEL ITEMS I. EPA I.D. NUMBER III. FACILITY NAME FACILITY V. MAILING ADDRESS VI. FACILITY LOCATION	Builders Inc. 1081 S. Glendale Wichita, KS 67218	If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK "X"			SPECIFIC QUESTIONS	MARK "X"		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1 SKIP BUILDERS INC.

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
2 ELTON PARSONS V. P.	3 1 6 6 8 5 9 6 6 1

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX		B. CITY OR TOWN		C. STATE	D. ZIP CODE
3 1 0 8 1 S. GLENDALE		WICHITA		KS	6 7 2 1 8

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER				B. COUNTY NAME	
5 NE CORNER MAIZE ROAD & PAWNEE				SEDGWICK	
C. CITY OR TOWN		D. STATE	E. ZIP CODE	F. COUNTY CODE (if known)	
6 WICHITA		KS	6 7 2 2 0		

CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)

A. FIRST				B. SECOND			
C	7	(specify)	N/A	C	7	(specify)	N/A
13	14	15	16	13	14	15	16
C. THIRD				D. FOURTH			
C	7	(specify)	N/A	C	7	(specify)	N/A
13	14	15	16	13	14	15	16

VIII. OPERATOR INFORMATION

A. NAME												B. Is the name listed in item VIII-A also the owner?		
C	N/A											<input type="checkbox"/> YES <input type="checkbox"/> NO		
43	44	45	46	47	48	49	50	51	52	53	54	55	56	57

C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)										D. PHONE (area code & no.)			
F = FEDERAL		M = PUBLIC (other than federal or state)		(specify)		N/A		A		N/A		N/A	
S = STATE		D = OTHER (specify)											
P = PRIVATE													

E. STREET OR P.O. BOX											
N/A											

F. CITY OR TOWN						G. STATE		H. ZIP CODE		IX. INDIAN LAND	
N/A										Is the facility located on Indian lands?	
										<input type="checkbox"/> YES <input type="checkbox"/> NO	
13	14	15	16	17	18	19	20	21	22	23	24

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)						D. PSD (Air Emissions from Proposed Sources)					
C	9	N	N/A			C	9	P	N/A		
13	14	15	16	17	18	13	14	15	16	17	18
B. UIC (Underground Injection of Fluids)						E. OTHER (specify)					
C	9	U	N/A			C	9		N/A		
13	14	15	16	17	18	13	14	15	16	17	18
C. RCRA (Hazardous Wastes)						E. OTHER (specify)					
C	9	R	N/A			C	9		N/A		
13	14	15	16	17	18	13	14	15	16	17	18

XI. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

Construction of residential homes.

XIII. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
Elton Parsons, V.P.				4/13/95	

COMMENTS FOR OFFICIAL USE ONLY

C											
13	14	15	16	17	18	19	20	21	22	23	24