

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11
July 27, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-48 - WINDEMERE SECOND ADDITION

OWNER/APPLICANT: Slawson Investment Corp., 104 S. Broadway,
Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: East side of Rock Rd., between 21st and 29th
Street North.

SITE SIZE: 29.81 acres

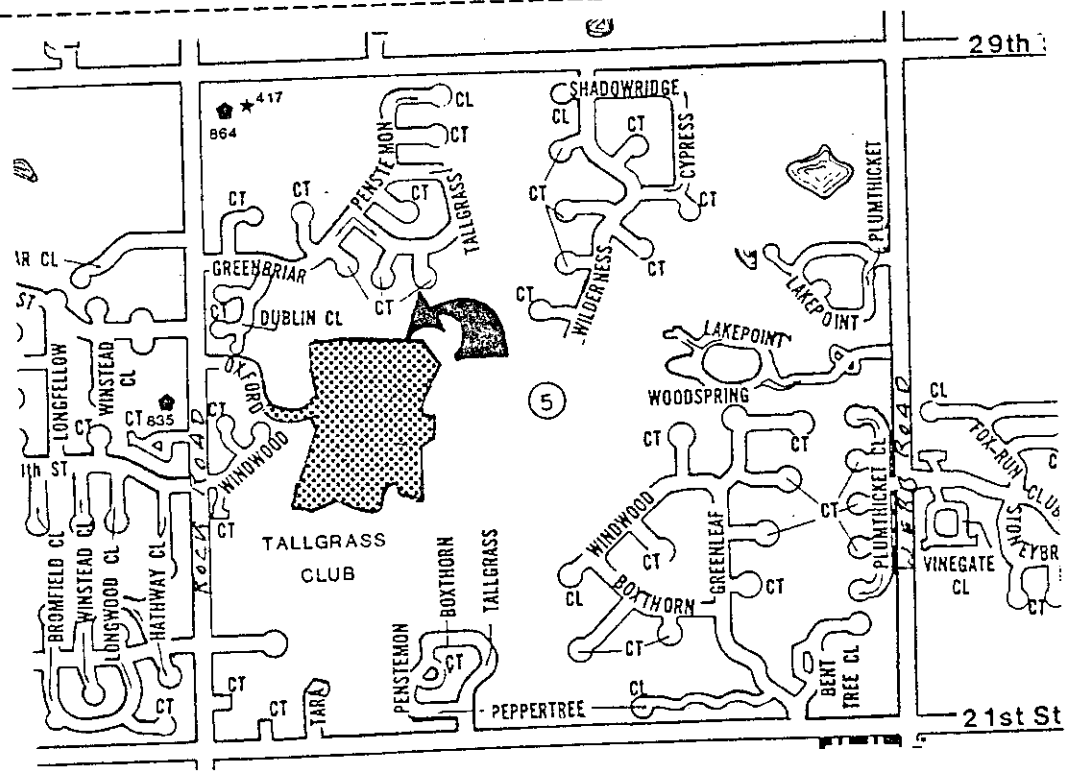
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 14.2 acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a part of the Tallgrass Community Unit Plan (DP-96); specifically, parcels 9 and 10. Though Oxford is presently platted as a private street this plat intends to replat Oxford as a public street.

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee a traffic signal at the intersection of Rock Road and Oxford.
- C. Though the guard house may remain in Reserve "A," the applicant shall guarantee the removal of the "gates" existing at the entrance of Oxford on Rock Road.
- D. The applicant shall guarantee ramp or rollback curb on Oxford (Circle) between holes 7 and 8 as is required by Provision "16" of DP-96.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- F. The applicant shall guarantee the extension of City water to serve the lots being platted.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. The applicant shall guarantee the paving of Oxford Circle.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. 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.

- L. On the final plat, Oxford shall be indicated as a Circle, since this street terminates in a cul-de-sac.
- M. 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.
- N. 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.
- O. On the final plat Lots 1 and 2 shall indicate the platting of a 20-foot building setback and a 15-foot street drainage, and utility easement to Oxford (Circle) in the area abutting these lots.
- P. Since this plat proposes the platting of narrow street rights-of-way, which requires the platting of "15-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- Q. On the final plat, Reserve "C" shall indicate that the west 50-feet, plus or minus, is street and not reserve. This is to allow turning radius from a fire lane to the north lane of Oxford (Circle).
- R. The applicant shall submit a copy of the instrument which establishes the K.G.& E. easement on this property.
- S. The applicant shall provide proof, by letter from the K.G.& E. or by copy of the easement agreement, that the dedication of street right-of-way over a portion of the easement and the use of part of this easement as a general utility easement are acceptable.
- T. Since the KANEB Pipeline easement abuts this plat along its north line, the final plat shall show the recording information for the pipeline.
- U. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement.

- V. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- W. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- X. The applicant is reminded of General Provision #13 of DP-96, that should an alternate land use, permitted under parcel descriptions, be developed instead of the parcel plan as illustrated on the C.U.P., a conceptual site plan shall be submitted for approval by the Director of Planning.
- Y. The final plat shall make proper reference to K.S.A. 12-512(b).
- Z. This plat will require a waiver of the C.U.P. requirement (provision 18) that fire lane easements connect all parcels. It is the applicants intent not to connect parcels 8 and 9 as is shown on the C.U.P.
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- EE. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- FF. The representative from Traffic Engineering should be prepared to comment on the need for a traffic signal at the intersection of Rock Road and Oxford.
- GG. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are 10-foot utility easements adequate for the perimeter of this plat?