

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12.

April 9, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-32 - VILLA CHRISTI ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services, Inc.,
Attn: Thomas A. Bishop, 3033 West Second Street,
Wichita, KS 67203

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

LOCATION: South side of Second Street, West of Meridian

SITE SIZE: 36,000 sq. ft.

NUMBER OF LOTS

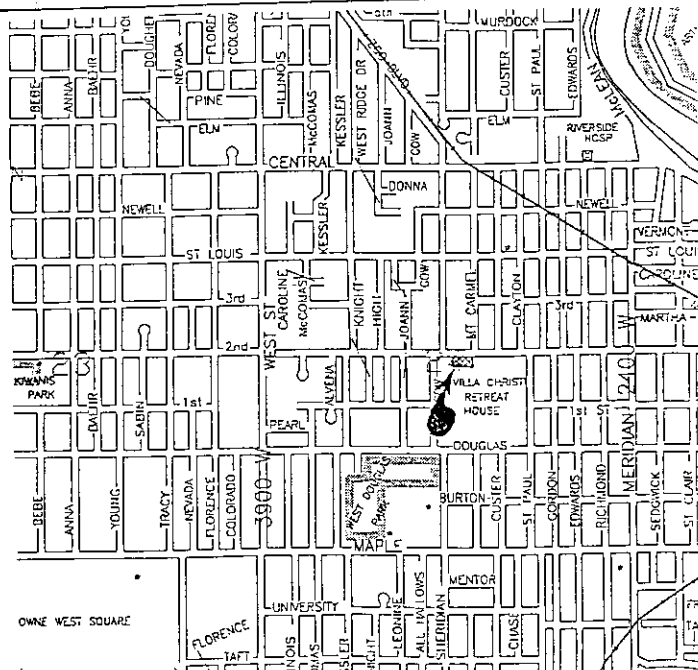
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site received Conditional Use approval for an Assisted Living development on August 28, 1997. It is a replat of the Villa Christi Senior Residence Addition. The applicant intends to develop single-family dwellings on the three lots.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the situation involving existing guarantees for the site and any requirements for providing new guarantees.
- 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 plan.
- D. The applicant intends to develop single-family dwellings on the three lots, and one access opening per lot will be needed. The plat erroneously denotes one access opening along Second Street North. On the final plat tracing, since the site is within the City limits of Wichita, the plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to the approval of the City Engineer.
- E. The tie point to a section corner should be corrected to read "27S".
- F. 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.
- G. The County Clerk signature block should be revised to read, "James Alford". The Register of Deeds signature block should be revised to read, "Larry L. Consolver" and "Michael D. Hurtt" for Register of Deeds and Deputy, respectively.
- H. **Traffic Engineering** needs to comment on the need, if any, for improvements to Second Street North or the need for additional right-of-way.
- I. An updated platting binder needs to be submitted prior to this plat being considered for City Council review.

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