

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

August 25, 1988

STAFF REPORT
(Final Plat; Preliminary approval 3/12/87)

CASE NUMBER: S/D 88-71 - WOOD RIVER 2ND ADDITION

OWNER/APPLICANT: Kansas Log Homes, Inc., 963 Longfellow, Wichita, KS 67207

SURVEYOR/ENGINEER: Reiss and Goodness

LOCATION: In an area west of Juniper and north of 47th Street South

SITE SIZE: 33 acres

NUMBER OF LOTS

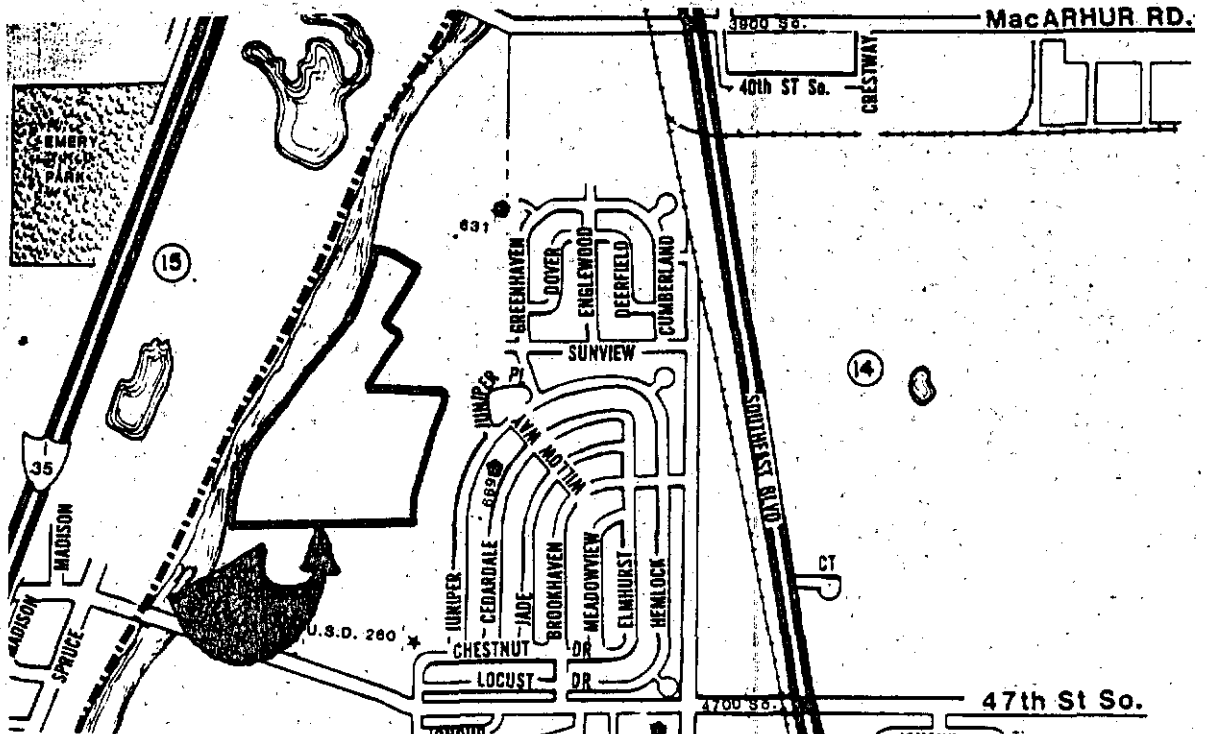
Residential:	84
Office:	
Commercial:	
Industrial:	
Total:	84

MINIMUM LOT AREA: 7,800 Sq. Ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" (SCZ-0577) with CU-301 for Duplexes

VICINITY MAP:



STAFF COMMENTS:

NOTE: This is the second final plat for an overall preliminary plat approved on March 12, 1987.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property will be served by way of the City of Wichita water supply system, an outside-the-city water service agreement shall be submitted.
- C. Since sanitary sewer service will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what guarantees for the sewer systems construction have been received by the Improvement District.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. It is noted that when the plat of Wood River Addition was platted to the northeast of this proposed plat, the applicant obtained an off-site street dedication which connected the first Wood River Addition with 47th Street South. This previous dedication is partially within the new plat. That part of the previous dedication, to the south of this 2nd addition, will function to connect the 1st and 2nd additions to 47th Street South. Any site filing, need for either Wood River Addition, is to be by way of this route rather than through the existing neighborhood to the east.
- G. The applicant shall obtain, by separate instrument, their off-site temporary street dedication needed for the proper termination of Wood Hollow to the north. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of the subject street. If the plattee chooses, temporary cul-de-sac right-of-way may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattee's text and the temporary cul-de-sac is indicated on the face of the plat.
- H. The applicant shall guarantee the paving of the proposed interior streets, including provisions for a turnaround for Wood Hollow.
- I. The paving petition for the segment of Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.

- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.
- 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 appropriate governing body, 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. When the overall preliminary plat was approved, K.G. and E. ask for certain side lot line utility easements. All requested easements have been shown except for the one required on the easternly 5 feet of Lot 1, Block 2. This easement shall be depicted on the final plat tracing.
- O. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- P. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- Q. 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 structure constructed on subject property.
- R. The applicant shall submit two copies of the overall preliminary plat for the plat file. Also, one copy of the final plat shall be submitted which has indicated on it the perimeter of the applicant's associated zone change case.
- S. 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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- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required? Is the perimeter of the floodway correct and are the proposed minimum building pad elevations acceptable?

SEDGWICK COUNTY

August 26, 1988



Reiss & Goodness Engineers
2160 West 21st Street North
Wichita, Kansas 67203-2181
METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
WICHITA, KANSAS 67202-1683
(316) 268-4561

RE: S/D 88-71 - WOOD RIVER 2ND ADDITION. Located in an area
west of Juniper and north of 47th Street North.

Gentlemen:

At the regular meetin of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 25, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property will be served by way of the City of Wichita water supply system, an outside-the-city water service agreement shall be submitted.
- C. Since sanitary sewer service will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what guarantees for the sewer systems construction have been received by the Improvement District.
- D. It is noted that when the plat of Wood River Addition was platted to the northeast of this proposed plat, the applicant obtained an off-site street dedication which connected the first Wood River Addition with 47th Street South. This previous dedication is partially within the new plat. That part of the previous dedication, to the south of this 2nd addition, will function to connect the 1st and 2nd additions to 47th Street South. Any site filing, need for either Wood River Addition, is to be by way of this route rather than through the existing neighborhood to the east.
- E. The applicant shall obtain, by separate instrument, ther off-site temporary street dedication needed for the proper termination of Wood Hollow to the north. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of the subject street. If the plattor chooses, temporary cul-de-sac right-of-way may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the plattor's text and the temporary culs-de-sac is indicated on the face of the plat.

- F. The applicant shall guarantee the paving of the proposed interior streets, including provisions for a turnaround for Wood Hollow, including associated drainage.
- G. The paving petition for the segment of Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- 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. When the overall preliminary plat was approved, K.G. and E. ask for certain side lot line utility easements. All requested easements have been shown except for the one required on the easternly 5 feet of Lot 1, Block 2. This easement shall be depicted on the final plat tracing. If the first Wood River plat has been filed of record, this comment may be deleted.
- M. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

- N. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- O. 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 structure constructed on subject property.
- P. The applicant shall submit two copies of the overall preliminary plat for the plat file. Also, one copy of the final plat shall be submitted which has indicated on it the perimeter of the applicant's associated zone change case.
- Q. Prior to submitting this plat for scheduling before the City Council, the applicant shall obtain approval from FEMA for realignment of the floodway on this property. A copy of this approval shall be submitted to the County Engineer's Office.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. 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.

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 1, 1988, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:blw
Enclosure

cc: Kansas Log Homes, Inc., 963 Longfellow, Wichita, KS. 67207