

March 21, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-10 WOODLAND PLACE ADDITION

OWNER/APPLICANT: Nies Builders, Inc., Attn: Cliff Nies, 9415 E. Harry, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Central and west of 159th Street East

SITE SIZE: 5.3 Acres

NUMBER OF LOTS

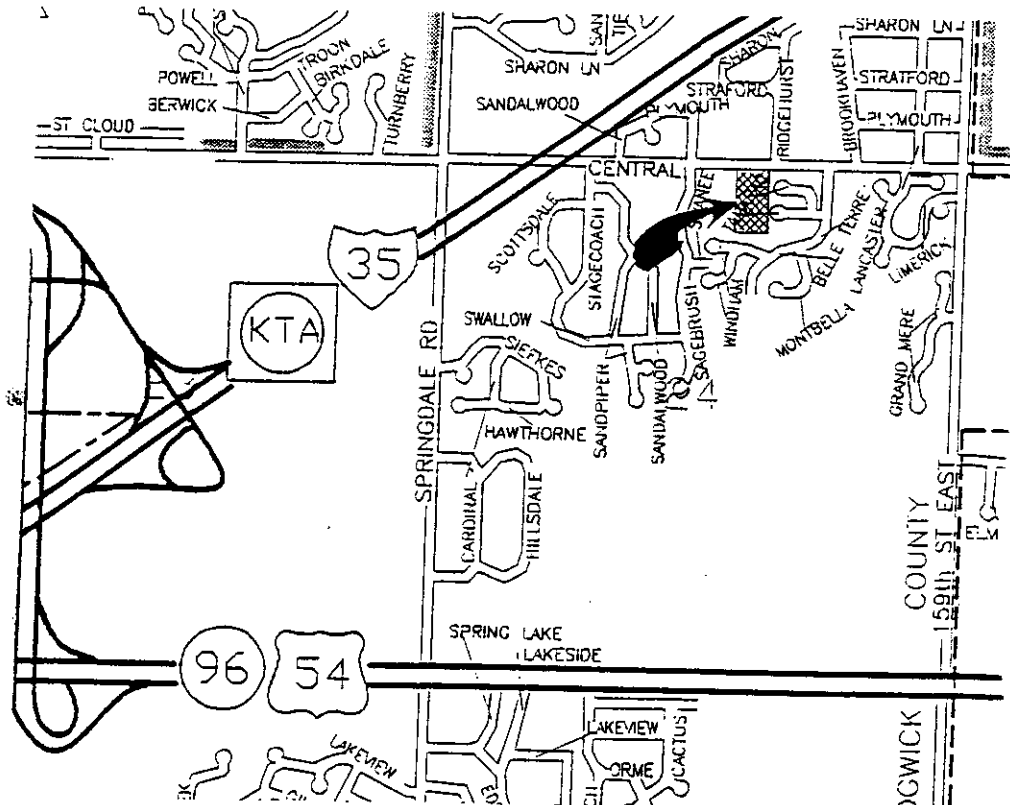
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

MINIMUM LOT AREA: 9,613 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" - Associated Case: (SCZ-709)

VICINITY MAP:



NOTE: In order to allow for the lot sizes being platted, the applicant has submitted a zone change to County "AA" zoning (SCZ-709). This zone change will need to be completed before the plat can be considered by the County Commission.

STAFF COMMENTS:

- A. This plat shall be subject to approval of the associated zone change (SCZ-709) and any relevant requirements of such a zone change.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee will also be with the County.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As necessary, both City and County Certificates of Petition shall be provided.
- H. 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.
- I. 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.
- J. Both the representatives of the County and City Fire Departments need to comment on this plat's street name. Woodland is an existing north-south street located in Wichita just west of Broadway. That is, is the use of the word "Place" sufficient to make this street (Woodland Place) distinct enough from just Woodland. In any case, this street unless named Central should use the Circle designation instead of Court.
- K. This site is within 3-miles of Wichita and the final plat will need to show approvals by both the City and County governing bodies.

- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- N. 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.
- O. 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.
- P. 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.)
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- R. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

April 18, 1996

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/21/96)

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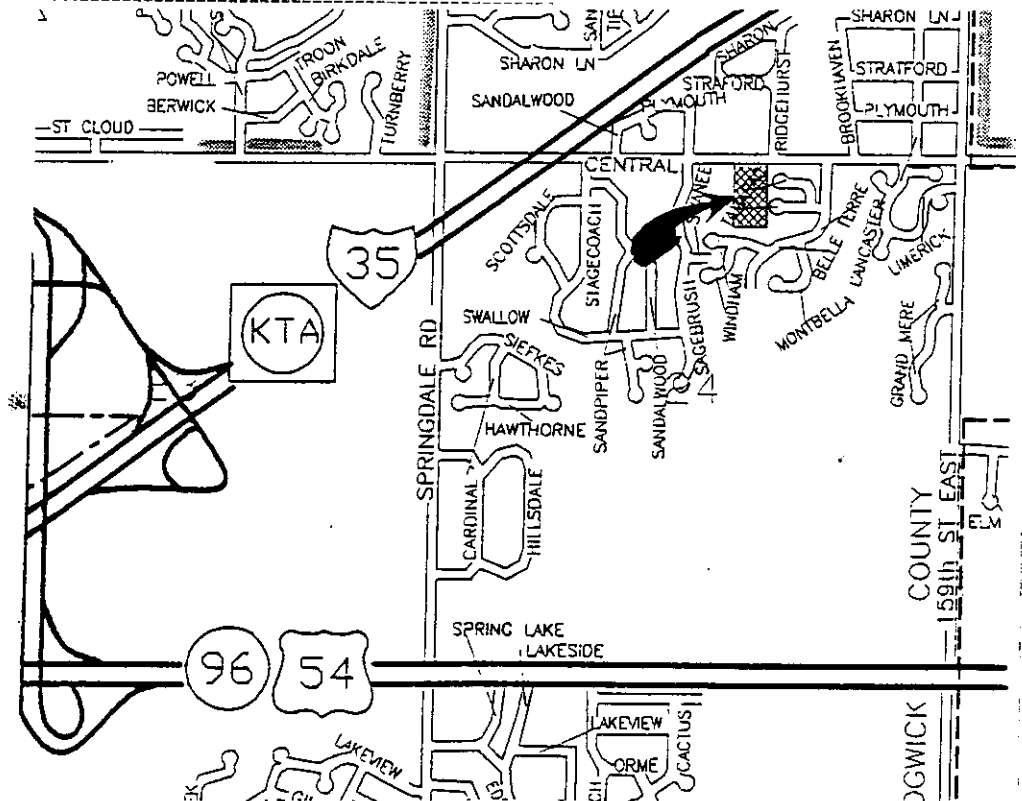
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

MINIMUM LOT AREA: 9,613 sq. ft.

CURRENT ZONING: "R-1" County ("SF-20") Single Family

PROPOSED ZONING: "AA" - Associated Case: (SCZ-709) (SF-6) Single Family

VICINITY MAP:



NOTE: In order to allow for the lot sizes being platted, the applicant has submitted a zone change to County "AA" ("SF-6) zoning (SCZ-709). This zone change will need to be completed before the plat can be considered by the County Commission.

STAFF COMMENTS:

- A. This plat shall be subject to approval of the associated zone change (SCZ-709) and any relevant requirements of such a zone change. (Scheduled for County Commission review 4/10/96).
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
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this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- L. As noted by County Engineering during review of the preliminary plat, if sanitary sewer, storm sewer, and other utilities are to be located in the same easements, such easements may need to be platted with 30-foot widths. This plat is now indicating a separate sanitary sewer easement(s) at the front of the lots. Engineering needs to indicate if this is acceptable.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.