

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

May 18, 1995

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 95-21 SPINNAKER COVES ADDITION

OWNER/APPLICANT: V.M.B.S. Development, L.L.C., 221 South Broadway - #302, Wichita, KS 67207

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 13th Street North and west of the Big Ditch

SITE SIZE: 60 acres

NUMBER OF LOTS

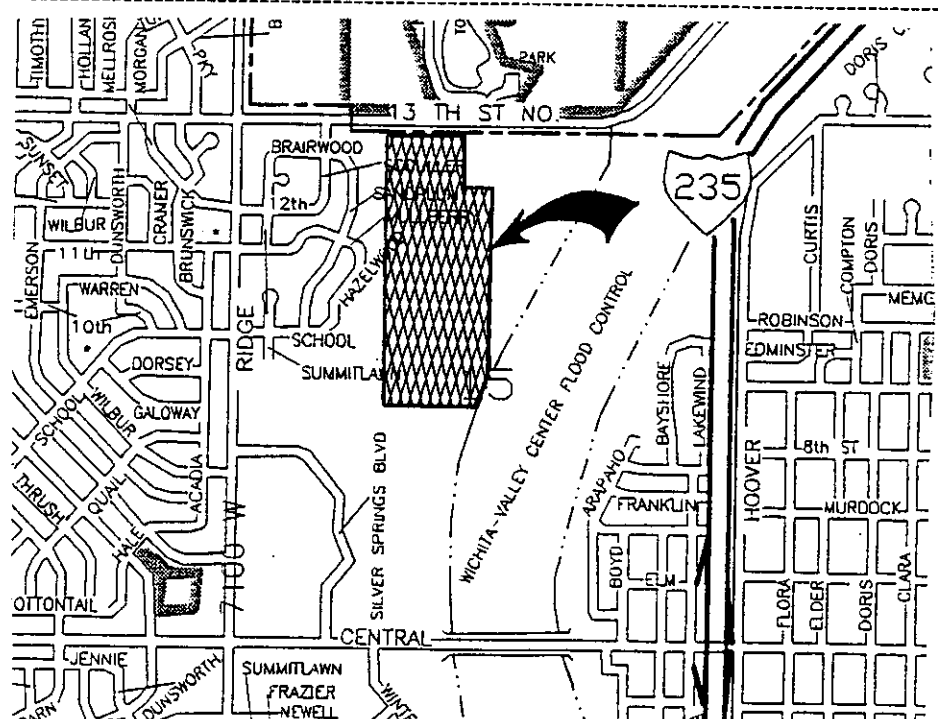
Residential:	79
Office:	
Commercial:	
Industrial:	
Total:	79

MINIMUM LOT AREA: 12,600 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line improvements along 13th Street North.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of proposed interior streets. This guarantee shall also provide for sidewalks along one side of North Shore Blvd. The possibility of a connecting street, between this plat and the land to the south shall be provided either outright or by a contingent street stub. If a contingent dedication is employed, the area needed for such a stub should be shown for now as a Reserve. As proposed North Shore Boulevard is approximately 3,100 feet long. Streets with a single point of access should not exceed 600 feet in length, unless one of the following conditions exist:

The configuration of the subdivider's ownership prevents the development of an alternate circulation system.

There exists man-made or natural topographical limitations (e.g., golf courses, lakes and floodways) which dictate a long cul-de-sac.

The property is being subdivided into lots with a minimum lot area of 5 acres. In this instance, the cul-de-sac street shall not exceed 1200 feet in length.

- F. Traffic Engineering needs to indicate if a decel/accel lane and/or a left-turn lane is warranted in 13th Street North. A guarantee for any required improvements shall be provided.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Fire Department needs to comment on the suitability of the street names; that is, are existing street names being used, should certain streets be courts or circles, and so forth.
- I. The plattor should also indicate the feasibility of providing emergency access to this site.
- J. On the final plat, any Reserve noted as potentially containing structures shall plat a 25-foot building setback to any adjacent street.
- K. The plattor's text needs to indicate provisions shall be made for ownership and maintenance of the proposed reserves by the Homeowners' Associations. 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. This covenant shall also provide for the maintenance of the "parking strip" between this plat and the driving surface of 13th Street North.

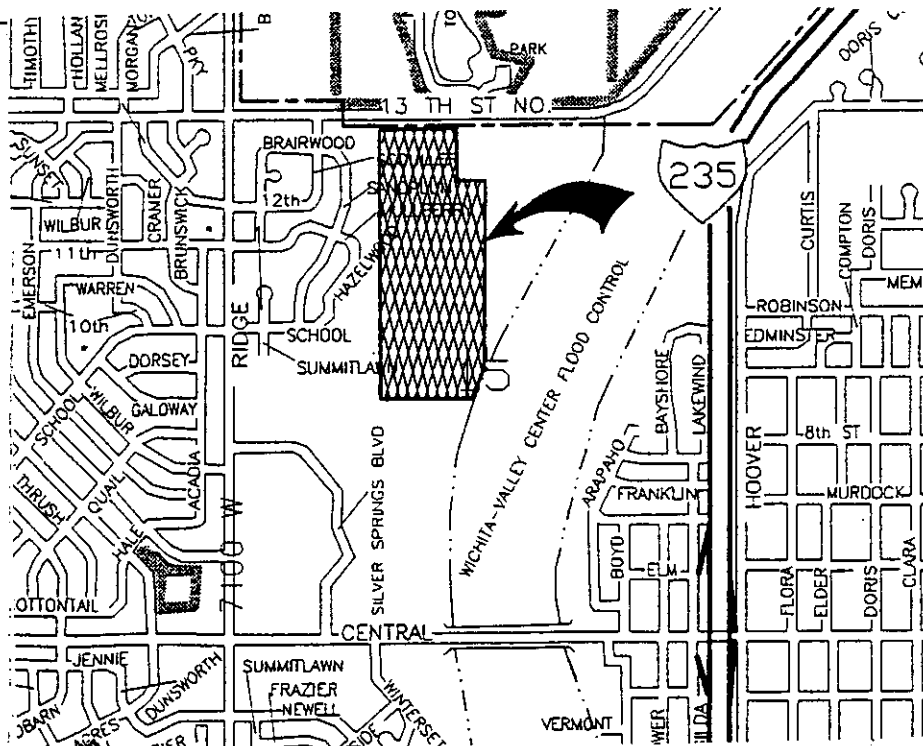
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as to who is to own and maintain the reserves.
- N. 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.
- O. In regard to Reserve G along the southern end of the tract and/or the southwest corner, the plat needs to indicate how access to this portion of the reserve will be obtained. (If a stub street is provided to the south, that may address this issue.)
- P. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

June 8, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/18/95)

- CASE NUMBER:** S/D 95-21 SPINNAKER COVES ADDITION
- OWNER/APPLICANT:** V.M.B.S. Development, L.L.C., 221 South Broadway - #302, Wichita, KS 67207
- SURVEYOR/ENGINEER:** Yung Design Group, 4912 E. 29th Street North, Wichita, KS 67220
and
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** South of 13th Street North and west of the Big Ditch
- SITE SIZE:** 60 acres
- NUMBER OF LOTS**
- | | |
|--------------|----|
| Residential: | 79 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 79 |
- MINIMUM LOT AREA:** 12,600 sq. ft.
- CURRENT ZONING:** "AA"
- PROPOSED ZONING:**

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line improvements along 13th Street North. In addition, the applicant was to discuss with Water Department staff the need for an appropriate easement or other means for extending water lines across the south end of this site. Water Department staff need to indicate any requirements concerning water service across the south line of this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of proposed interior streets. This guarantee shall also provide for sidewalks along one side of North Shore Blvd. The possibility of a connecting street, between this plat and the land to the south was also to be provided either outright or by a contingent street stub. The area needed for such a stub is now being shown as a Reserve. City Engineering needs to indicate if the location of this Reserve (H) is acceptable as a possible street, being on or adjacent to the Floodway. City Law should also approve the language shown on the plat granting Reserve H for street purposes.
- F. As indicated by Traffic Engineering, a decel/accel lane and a left-turn lane are warranted in 13th Street North and guarantees for any such improvements shall be provided.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Prior to submitting the final plat, the applicant was to meet with Fire Department and Central Inspection staff to determine appropriate street names. These staff need to comment on the indicated names. As appropriate, circle suffices shall be indicated for each cul-de-sac.
- I. Regardless of any street connections provided to/from this site, a means of emergency access shall be provided at this time. That is, an off-site means of access shall be obtained and an assurance provided that an appropriate driving surface will be installed and maintained in any such emergency access easement.
- J. On the final plat tracing, complete access control to 13th Street North shall also be shown on the face of the plat.
- K. The plattor's text needs to indicate provisions shall be made for ownership and maintenance of the proposed reserves by the Homeowners' Associations. 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. This covenant shall also provide for the maintenance of the "parking strip" between this plat and the driving surface of 13th Street North.

- 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 final plat shall state in the plattor's text the purposes of the proposed reserves as well as to who is to own and maintain the reserves.
- N. 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.
- O. In regard to Reserve I along the southern end of the tract and/or the southwest corner, the plattor needs to indicate how access to this portion of the reserve will be obtained.
- P. The plattor's text shall be corrected to delete reference to the "~~Chadsworth Commercial 2nd Addition~~".
- Q. 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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which were indicated on the "marked" copy of the preliminary plat previously submitted to the applicant.

- V. Prior to this plat being scheduled for City Council review, the applicant shall submit documentation on the location of the various easements noted in the platting binder. Any easements located within the perimeter of this plat must either be shown, or if a public easement covered by an acceptable public easement being granted by the plat. A Derby pipeline easement is also listed in the binder, but none is shown on the plat. If any such easement effects this site, this plat will be subject to the standard pipeline requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.