

S/D No. 81-128 Name Spring Hollow 2nd
Date Application Rec'd. 12-2-81 Preliminary Approval _____
Scheduled S/D Meeting 12-21-81

DESCRIPTION

General Location North of Harry Street in an area west of 143rd St. East

Owner Cedar Lakes, Inc.
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th St. North, Wichita Zip Code 67226 Phone 683-5567

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>3.7+ acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>58'</u> R/W <u>170</u> ft. |
| Residential <u>47</u> | b. <u>64'</u> R/W <u>1450</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>47</u> | TOTAL <u>1620</u> ft. |
| 3. Minimum Lot Frontage <u>50</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>5,000 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>*See below</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

*Springdale-Timberlakes Sewer Dist.

STAFF COMMENTS:

- NOTE: The applicant has filed two associated cases with this plat. One is a County Board of Zoning Appeals case (Co.BZA 7-81) requesting a reduction of the minimum lot area requirement from 6,500 square feet to 5,000 square feet, a reduction of the front yard setback from 25 feet to 20 feet and authorization for zero sideyards. The other is a conditional use case to permit duplexes on Lots 1-19, Block 3.
- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. The applicant shall guarantee the extension of sanitary sewer to serve each lot. In this regard, the applicant shall contact County Public Works in order to determine if additional monies need to be paid into the Springdale-Timberlakes Sewer District Fund.
 - D. The applicant shall guarantee the extension of municipal water to serve each lot. A current outside-the-City water service agreement shall be submitted with the guarantee.
 - E. The applicant shall guarantee the paving of the proposed interior streets. The applicant shall submit a covenant which provides for the paving of the private street prior to development of Lots 12-15, Block 2.
 - F. Since Lots 12-15, Block 2, have complete access control to Harry, the representatives from County Public Works and the Post Office shall be prepared to discuss the addressing of and the mail delivery locations for these lots.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. The private drive shall be platted as a reserve and specified in the plat's text as being for private street purposes and for installation and maintenance of public utilities. The applicant shall submit a covenant which provides for the perpetual ownership and maintenance of the proposed private

- I. On the final plat, the following street name changes shall be indicated:
1. Spring Hollow to Spring Hollow Circle north of the north line of Boston;
 2. Boston to Timber Lakes;
 3. Boston Court to Timber Lakes Circle east of the east line of Creek Side Lane.
- J. A covenant which provides for four off-street parking spaces per dwelling unit shall be submitted for Lots 11, 12, 13, 14, and 15, Block 3. This will mean 8 spaces per lot if duplexes are approved.
- K. The 30-foot strip of ground between proposed Lots 11 and 12, Block 3 was originally platted as part of Lot 1, Block 8, Spring Hollow Addition, which is the large lot adjacent to the north of this plat. The applicant's agent shall be prepared to comment on the proposed designation of this 30-foot strip.
- L. Approval of this plat will require a waiver of the lot width requirements as set forth in Article 7-204 (D) of the Subdivision Regulations.
- M. Approval of this plat shall be subject to the County Board of zoning appeals approving the applicant's requested for a reduced minimum lot area and a reduced front and side yard setback.
- N. If the County Board of Zoning Appeals approves the applicant's request for zero lot line development, the final plat shall indicate appropriate maintenance access easements and side yard setbacks.
- O. 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 Regulation.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-128 Name Spring Hollow Second
 Date Application Rec'd. 12-2-81 Preliminary Approval 12-21-81
 Scheduled S/D Meeting 3-18-82

DESCRIPTION

General Location North of Harry Street in an area west of 143rd Street East

Owner Cedar Lakes, Inc.
 Surveyor/Engineer Van Doren-Hazard-Stallings
 Address 260 North Rock Road #250 Zip Code 67206 Phone 686-7303

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|--|--|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>16.7 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>64'</u> R/W <u>1,911</u> ft. | |
| Residential | <u>47</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>47</u> | TOTAL | <u>1,911</u> ft. |
| 3. Minimum Lot Frontage | <u>47.62 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>5,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA w/Conditional Use Permit and County Variance</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>County Sewer District</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>Yes</u> _____ No | | |
| 12. City of Wichita | <u>3-Mile Area</u> <u>X</u> Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan and state if any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot. At the time sewer line construction is requested, \$500/acre will need to be paid into the Timberlakes-Springdale treatment plant expansion fund. Also, \$600/dwelling unit will be due with each building permit request.
- C. The applicant shall guarantee the extension of municipal water to serve each lot. A current outside-the-City water service agreement shall be submitted with the guarantee.
- D. The applicant shall guarantee to urban standards the paving of the proposed interior public streets. The applicant shall submit a covenant which provides for the paving of the private street within Reserve A prior to development of Lots 12-15, Block 2.
- E. The applicant shall submit a covenant which provides for the ownership and maintenance of the proposed private drive (Reserve A). The plat's text shall make brief reference to this responsibility.
- F. On the final plat tracing the street name Spring Hollow Court shall be relabeled Spring Hollow Circle.
- G. The final plat tracing shall indicate a 10-foot setback from the north line of Lot 4, Block 1.
- H. The applicant's associated County Board of Zoning Appeals Case (Co.BZA 7-81) requesting reduced minimum lot area, reduced building setbacks and zero-lot line development for Blocks 1 and 2 has been approved. Conditional use case CU-250, requesting duplex development for Lots 1-19 in Block 3 has also been approved.

(over)

- I. At the time of preliminary plat review, the Subdivision Committee acted to recommend a waiver of the 60-foot lot width requirement of the Subdivision Regulations.
- J. The representative from County Public Works should be prepared to comment on the acceptability of the 20-foot drainage easement between Lots 11-12, Block 3.
- K. The County Public Works' representative shall be prepared to discuss the appropriate street name(s) adjacent to Lots 22-25 in Block 3.
- L. The lot and block numbers shall be revised on the final plat tracing so that all lots within the zero-lot-line development are numbered consecutively within one block.
- M. Where easements are centered on common lot lines, the centerlines shall be referenced or arrows may be used to indicate the boundaries of the total easement.
- N. The access control wording in the platter's text shall be revised to state: "All abutters' rights of access to Harry over and across the south line of Blocks 1, 2, and 3 are hereby granted to the appropriate governing body." (The block numbers may change in accordance with item L above.)
- O. Reference to K.S.A. 12-512(b) which authorizes the vacation of previously platted streets, easements, etc. shall be added to the surveyor's text.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.