

July 3, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-47 - THE PARK CHATEAU

OWNER/APPLICANT: Mark A. Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: East of Maize Road and south of Pawnee

SITE SIZE: 3.23 Acres

NUMBER OF LOTS

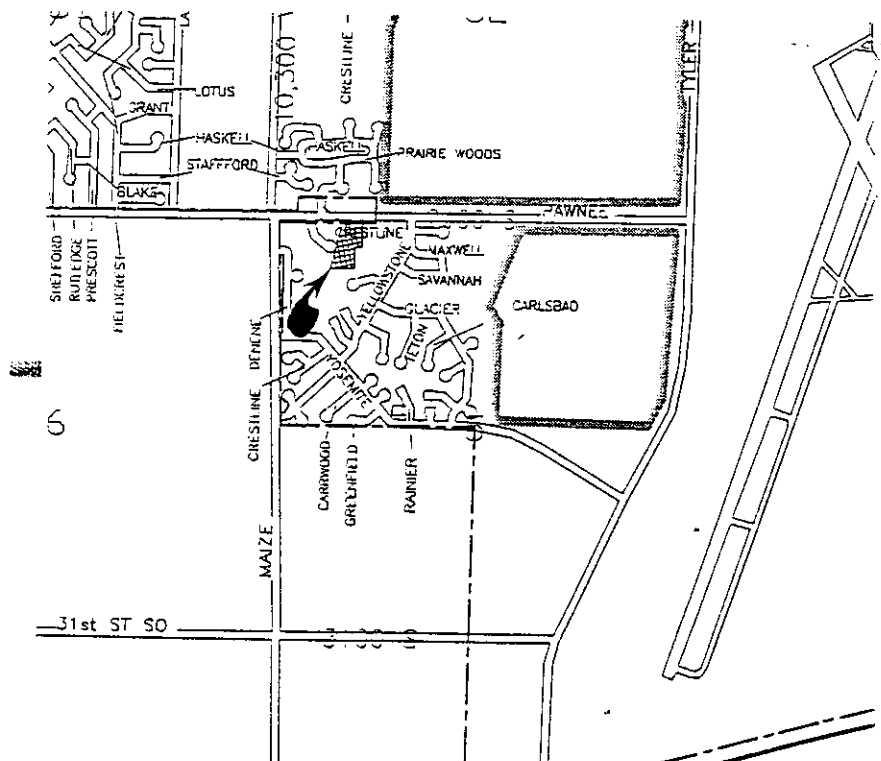
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.23 Acres

CURRENT ZONING: MF-18

PROPOSED ZONING: MF-18

VICINITY MAP:



NOTE: A plat for this site, with the same Addition name (The Park Chateau, S/D 90-43) was submitted in 1990 but was never completed. Ownership of this site has subsequently changed and the original plat has been closed. Access to this site was originally provided through the development to the east, this site itself being a portion of a previously platted lot developed with multi-family uses. This site will now need to provide access from Pawnee, across a floodway. Some preliminary considerations were being given to access this site from Yellowstone Ct. located to the south by means of converting a lot to street right-of-way. However, the presence of existing homes in that area made such access unacceptable and was/is not supported by the Planning Department. This plat is also a portion of Parcel 2, of CUP, DP-66.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lot being platted. The applicant's agent shall work with the Water Department to determine the most acceptable route for the water extension. A guarantee for this property's share of water main in Pawnee may be required even if water service is to be through another route.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property, including a box structure across the floodway as needed to provide this site with access to Pawnee.
- C. City Engineering needs to indicate requirements for this site in regard to paving Pawnee. Various guarantees have been provided by recent Additions platting adjacent to Pawnee. It should be noted that Pawnee is not classified as an arterial at this location.
- D. Since this property is a replat of a portion of The Park Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat if it is determined that this property has any responsibility for any of the reserves. The applicant's agent shall provide information to the Planning Department about the existing ownership and maintenance responsibilities of the reserves.
- E. The applicant is advised that the title binder of this site is indicating that property taxes are due. Release of the final plat tracing will require proof that such taxes have been paid.
- F. 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.)
- G. 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.
- H. 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.
- L. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevation is acceptable.

Note: This plat is being submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

July 26, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-43 - THE PARK CHATEAU ADDITION

OWNER/APPLICANT: Realty One Corporation c/o A.J. Soerries
902 N. West Street, Wichita, KS 67203

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: On the south side of Pawnee, in an area east of Maize Road.

SITE SIZE: 3.2 Acres

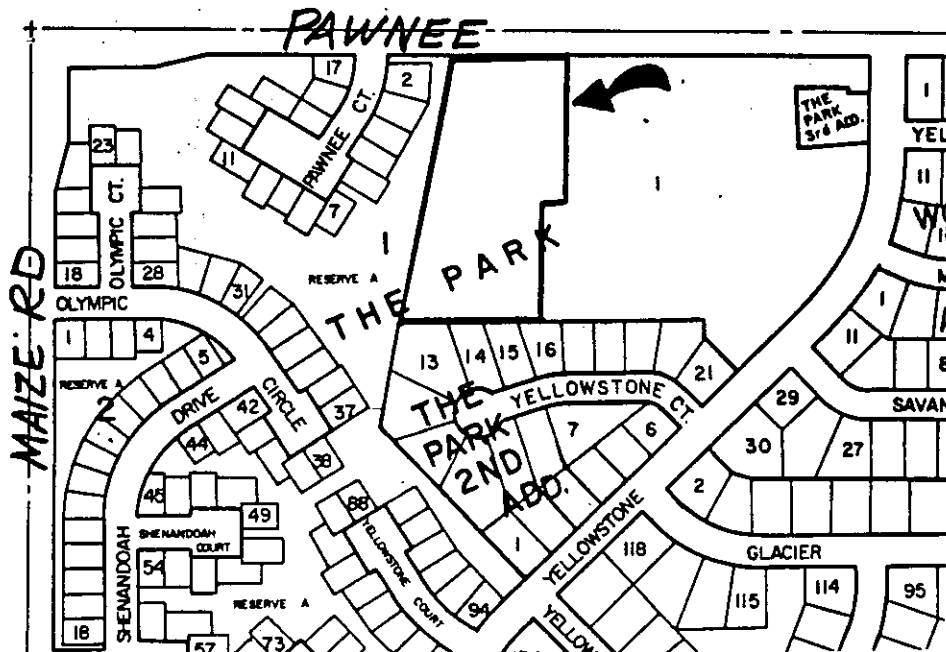
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 229.4 sq. ft.

CURRENT ZONING: "R-5" General Residential District
(Park Community Unit Plan, DP-66)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents a portion of the previously platted Lot 1, Block 1, The Park Addition. This originally platted lot also corresponds to parcel 2 of The Park Community Unit Plan, DP-66. While parcel 2 was originally planned for townhouses and a portion of the lot was developed in such a manner, the southern portion of the lot was replatted and the CUP adjusted, to allow single family development. In order to obtain a building permit for another site within this Lot 1, an addition, The Park 3rd, was platted in 1988. Similarly, this site is now being platted in order to allow further development of the original lot.

A.

The applicant shall guarantee the extension of City water to serve the lots being platted. The representatives from City Engineering and the Water Department should be prepared to indicate if this extension of water service should involve an extension of water in Pawnee and/or through the water system provided for the original townhouse development in Lot 1, Block 2, The Park Addition.

B.

The applicant shall guarantee any drainage improvements required by the platting of this property.

C.

Both City and County Engineering should be prepared to comment on any requirements that should be provided for the paving of Pawnee to serve this site. Access to this development will be off of Pawnee and by way of Maize Road and/or Lark.

Although Pawnee is a mile-line road, because of its discontinuous pattern in west Wichita, it no longer is classified as an arterial. Between Tyler and Ridge, Pawnee is presently considered a local street but becomes a collector west of Maize Road. Just east of this site, Pawnee is within Wichita's City limits, but adjacent to this site and west to Maize it is, still in the County. Pawnee is unpaved west of Tyler, but access to urban scale development is intended to be by means of paved streets. Two options could be considered, paving of Pawnee out to Maize Road which eventually is expected to provide paved access from U.S. 54, or eastward to Yellowstone which is paved but presently terminates at the unpaved Pawnee.

D.

If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

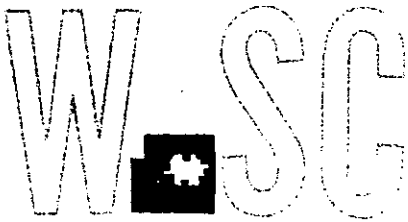
E.

Access to this site from Pawnee proposes to cross the floodway along the north line of this site. City Engineering should be prepared to indicate any requirements it may have concerning construction of a roadway within this floodway.

- F. As was originally proposed by the C.U.P. for this site, a 20 foot building setback was intended as a means to buffer multi-family type uses from single family areas. Consequently, the final plat tracing shall indicate a 20 foot building setback along the plat's south line to assure such separation from the single family development now platted to the south.
- G. Since this property is a replat of a portion of The Park Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- H. The applicant is advised that the title binder for this site is indicating that property taxes are due. Release of the final plat tracing will require proof that such taxes have been paid.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City and County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 27, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-43 - The Park Chateau Addition (Final)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 1990, 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 City water to serve the lot being platted. The applicant's agent shall work with the Water Department to determine the most acceptable route for the water extension. A guarantee for this property's share of the water main in Pawnee will be required even if their water service is to be through the townhouse development to the east.
- B. The applicant's agent shall provide City Engineering with additional drainage information so that a determination can be made regarding the necessary drainage improvements. A copy of this drainage information and drainage plan for the site shall be submitted to County Engineering for review.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property, including a box structure across the floodway.
- D. The applicant shall guarantee by petition the paving of Pawnee to a residential street standard adjacent to this plat.
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- E. As was originally proposed by the C.U.P. for this site, a 20 foot building setback was intended as a means to buffer multi-family type uses from single family areas. Consequently, the final plat tracing shall indicate a 20 foot building setback along the plat's south line to assure such separation from the single family development now platted to the south.
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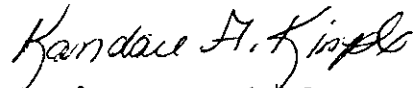
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

S/D 90-43 The Park Chateau Addition
Page 3

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 2, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Kimple
Associate Planner

KK:sm
Enclosure

cc: Realty One Corp., c/o A.J. Soerries, 902 N. West St.,
Wichita, KS 67203
Mike Lindebak, City Engineer