

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

May 26, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-23 PEBBLEBROOK II ADDITION

OWNER/APPLICANT: Cherry Creek Development, 9415 East Harry, Wichita, KS 67278

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street North, Wichita, KS 67220

LOCATION: North of Pawnee and east of Webb Road

SITE SIZE: 150 Acres

NUMBER OF LOTS

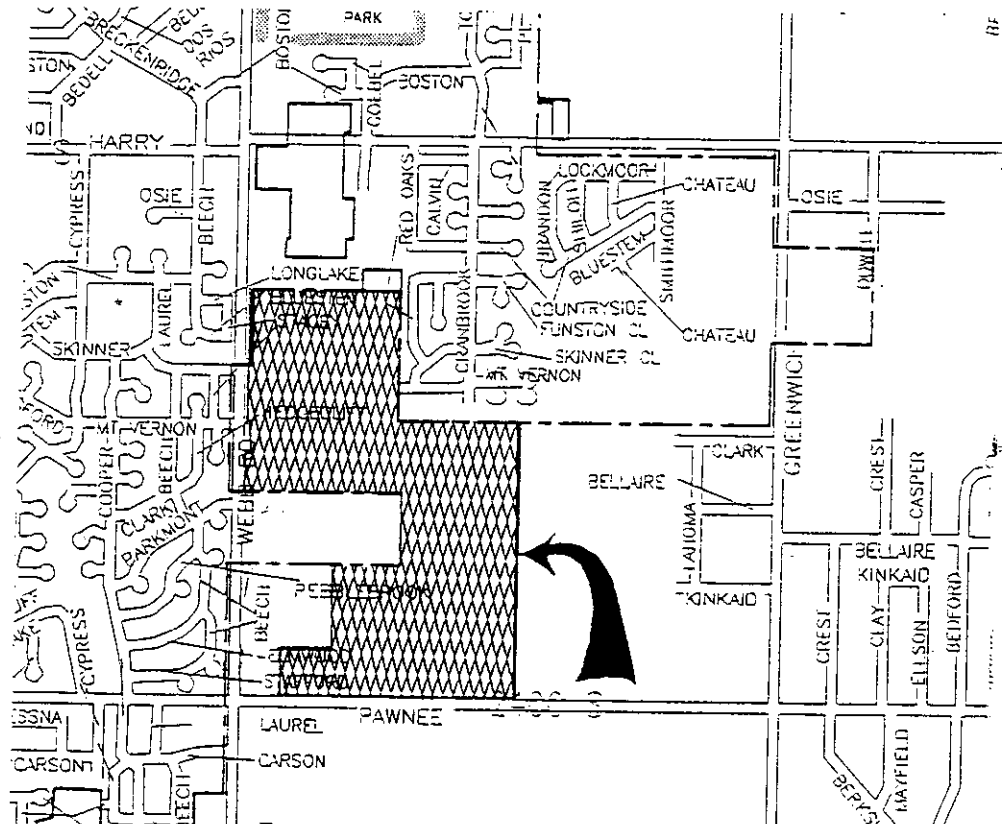
Residential:	354
Office:	
Commercial:	
Industrial:	
Total:	<u>354</u>

MINIMUM LOT AREA: ± 9,600 sq. ft.

CURRENT ZONING: "R-1" County and "LC" County

PROPOSED ZONING: "AA" City (Upon annexation) and Zone Change "LC"

VICINITY MAP:



NOTE: This site is presently in the County but is platting lot sizes that will require annexation to Wichita. Based on the Comprehensive Plan, this site is developing in an area anticipated for new growth. It should be noted that overall this plat has made a good effort to comply with the regulations but also the more or less guidelines of the Subdivision Regulations and Comprehensive Plan. For instance: pipelines and other major utility facilities are being included in Reserves rather than as easements on lots; street names are being based on existing streets as much as possible; street connections to abutting properties are being provided; a collector street is being platted but has been strategically off-set to reduce high speed, through-type traffic; and the applicant is also allowing for certain of the Reserves to be used as public access across the site in line with the recreational corridors noted in the Comprehensive Plan.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, this site shall have been annexed to the City of Wichita. This annexation is needed in order to allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering needs to also indicate requirements for the extension of water adjacent to this site in Webb and Pawnee.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Although Wichita sewer lines are just to the west of this site, it appears that the County's Four Mile Creek system is intended to service this area. County Engineering needs to indicate if this site can be served by Four mile and if so how the improvements will be handled since the site will be annexed to Wichita.
- D. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalk on both sides of Bluestem/Cranbrook and Mt. Vernon (collectors) and one side of each looped street.
- E. Upon the recording of this plat, Bluestem/Cranbrook shall become a designated residential collector street.
- F. Traffic Engineering needs to indicate if any traffic improvements, along Webb or Pawnee, need to be guaranteed by this plat.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
- J. On the final plat, complete access control shall be shown to Webb and Pawnee from all abutting lots and Reserves.

- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. In particular, it shall be noted that certain Reserves are for public access and the installation by the City of any bike or hike facilities as intended by the Comprehensive Plan.
- L. 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. This covenant shall also provide for the maintenance of the "parking strip" located between the perimeter of this plat and the driving surfaces for Webb and Pawnee.
- M. 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.
- N. In order to allow for a swimming pool and related facilities in a Reserve, the applicant will need to submit for approval, a site plan as noted in Section 7-208(J) of the Subdivision Regulations.
- O. 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.
- P. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- Q. The applicant shall submit a copy of the instrument which establishes the Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- R. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- S. On the final plat, the cul-de-sac street in the southeast corner of this plat shall be given an appropriate name (Elmwood Court or Brandan Circle).
- T. Since this Addition is not showing a street connection to the stub street north of Lot 8, Block 4, the applicant shall submit a vacation request for this street, signed by the abutting property owners. This vacation request should also include any building setbacks plated on the adjacent lots. If necessary, a guarantee for the closure of this street will be required as part of the vacation requirements.

- U. It is recommended that a wider easement (30-feet) be considered along the tree row crossing the center of this plat from north to south.
- V. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- X. 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.
- Y. 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.
- Z. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- AA. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.