

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

June 9, 1994

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/ D 94-30 SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION

OWNER/APPLICANT: Castle Rock Ranch, Inc., c/o Natalie Stephenson, 14500 Sport of Kings, Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: North side Sundance on the west side of 143rd Street East

SITE SIZE: 34.25 Acres

NUMBER OF LOTS

Residential:	70
Office:	
Commercial:	
Industrial:	
Total:	<u>70</u>

MINIMUM LOT AREA: 13,650 sq. ft.

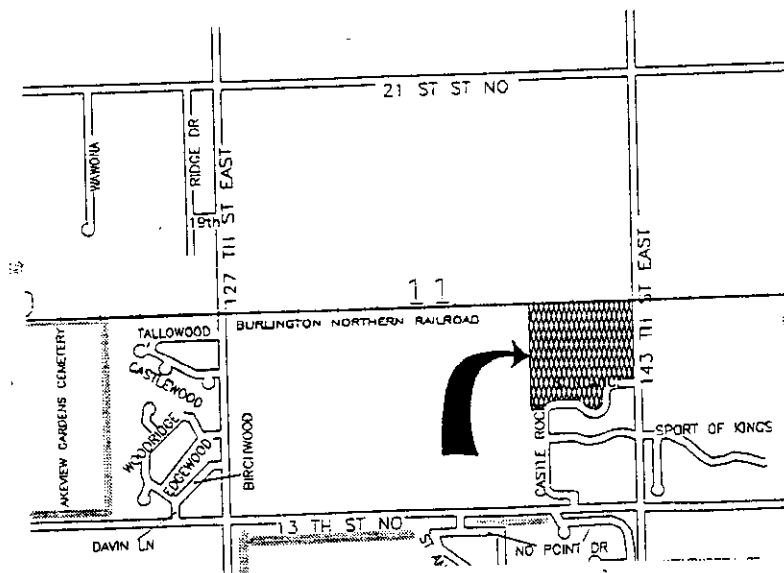
CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" and "R-1"

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VICINITY MAP:



NOTE: A zone change (SCZ-0669) to "AA" One-Family County Zoning for this site is scheduled for County Commission review on June 15, 1994.

STAFF COMMENTS:

- A. This plat is subject to a zone change (SCZ-0669) to "AA" and will not be released for County Commission review until such a zone change has been approved.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since such water will be from the City of Wichita, an outside-the-City water agreement shall also be provided.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. Based on the lot sizes involved and street rights-of-way such paving is to be to the urban standard and shall require sidewalks on one side of Castlewood.

Either on-site or off-site a temporary turnaround shall also be provided for the termination of Castlewood.

- E. County Engineering needs to comment upon the condition of 143rd Street East adjacent to this site. This site shall provide any guarantees determined necessary for the present or future paving of this street adjacent to the plat.

County Engineering also needs to indicate any traffic improvements in 143rd Street East that should be required to serve this plat.

- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be submitted as appropriate.
- I. Prior to this plat being released for County Commission review, a letter shall be submitted from the applicant indicating that any buildings or structures presently located in areas dedicated for streets or granted as easements have been removed.
- J. 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.
- K. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC

Subdivision Regulations).

- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- R. The applicant is advised that various State and Federal requirements 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.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

August 18, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 6/9/94)

CASE NUMBER: S/ D 94-30 SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION

OWNER/APPLICANT: Castle Rock Ranch, Inc., c/o Natalie Stephenson, 14500 Sport of Kings, Wichita, KS 67230

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: North side Sundance on the west side of 143rd Street East

SITE SIZE: 28.68 Acres

NUMBER OF LOTS

Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

MINIMUM LOT AREA: 13,650 sq. ft.

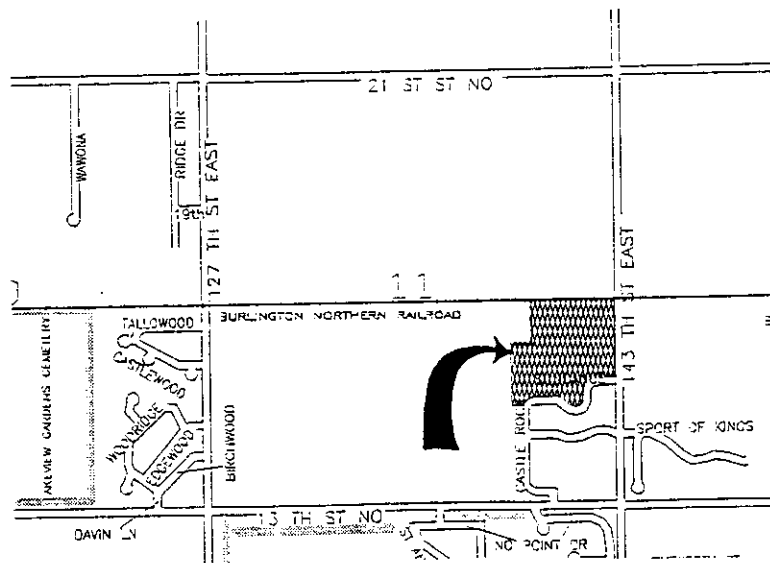
CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" and "R-1" (SCZ-0669)

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VICINITY MAP:



NOTE: This final plat only represents a portion of the preliminary. The western most Castlewood Court, with 14 lots, has been left out of this final.

STAFF COMMENTS:

- A. The applicant or his agent needs to indicate why a portion of the site is not being included in this final. While final platting in portions is not unusual, the portion being left out of this final plat appears atypical for final platting in portions.
- B. This plat is subject to a zone change (SCZ-0669) to "AA" and will not be released for County Commission review until such a zone change has been approved (approved 6/94 subject to platting).
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for the extension of water in 143rd Street West. Since such water will be from the City of Wichita, an outside-the-City water agreement shall also be provided.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets. Based on the lot sizes involved and street rights-of-way such paving is to be to the urban standard and shall require sidewalks on one side of Castlewood.  
  
Either on-site or off-site a temporary turnaround shall also be provided for the termination of Castlewood.
- F. County Engineering needs to comment upon the condition of 143rd Street East adjacent to this site. This site shall provide any guarantees determined necessary for the present or future paving of this street adjacent to the plat.  
  
County Engineering also needs to indicate any traffic improvements in 143rd Street East that should be required to serve this plat.  
  
As requested by County Engineering any such requirements will be determined at the time of final plat review.
- 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. Both City and County Certificates shall be submitted as appropriate.
- J. 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.

- K. 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.
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The applicant is advised that various State and Federal requirements 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

August 19, 1994

P.E.C.  
c/o Gary Wiley  
303 South Topeka  
Wichita, KS 67202

Re: S/D 94-30 SAVANNA AT CASTLE ROCK RANCH 6TH ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 18, 1994, 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 lots being platted. This guarantee may need to provide for the extension of water in 143rd Street East as determined by the Wichita Water Dept. Since such water will be from the City of Wichita, an outside-the-City water agreement shall also be provided.
- B. The applicant shall guarantee the extension of County sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. Based on the lot sizes involved and street rights-of-way, such paving is to be to the urban standard and shall require sidewalks on one side of Castlewood.

Either on-site or off-site, a temporary turnaround shall also be provided for the termination of Castlewood.

- D. The applicant shall guarantee a partial paving of 143rd Street, either one lane or two lanes, as will be determined by the County Engineer.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be submitted as appropriate.
- H. 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.
- 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. The owner is hereby advised that no building permits will be issued in this subdivision until adequate fire lane access has been provided.
- M. The applicant is advised that various State and Federal requirements 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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 25, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

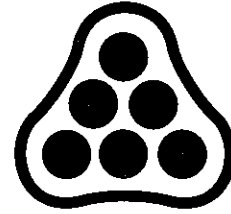
Sincerely,

*Don Losew*  
Don Losew  
Senior Planner *LO*

DL:rh

Enclosure: Marked Copy of plat

cc: Castle Rock Ranch, Inc., c/o Natalie Stephenson, 1524 N. 143rd Street East, Wichita, KS  
67230  
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230  
Mike Lindebak, City Engineer  
Jim Weber, P.E., County Dept. of Pub Works, 1250 S. Seneca, Wichita, Ks 67213  
Dave Peterson, Planning Department



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

September 12, 1994

Mr. Michael E. Lindebak, P.E.  
City Engineer  
7th Floor - City Hall  
455 N. Main  
Wichita, KS 67202

Attention: Linda Firsching

Reference: Savanna at Castle Rock Ranch 6th Addition Water Distribution System  
PEC File No. 34-94608-2-042

Dear Mr. Lindebak:

We are in receipt of a three-party City/Developer/Consultant for design services on the referenced project. Please be advised that in a meeting on September 9, 1994, the Developer requested that this project be postponed for an indefinite period of time. Therefore, we will not be submitting a executed design agreement at this time.

If there are any questions, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Michael W. Berry, P.E.  
Manager  
Land Development Division

MWB:ama

cc: Castle Rock Ranch, Inc.  
File thru RDP, MDS

