

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

August 19, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION

OWNER/APPLICANT: The Kyle Martin Stephenson and Linda Lucile Stephenson Trust, Agent: Natalie Stephenson, Trustee, 1524 N. 143rd Street East, Wichita, KS 67230

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

LOCATION: Northeast corner of 13th Street North and 143rd Street East

SITE SIZE: 137.0 Acres

NUMBER OF LOTS

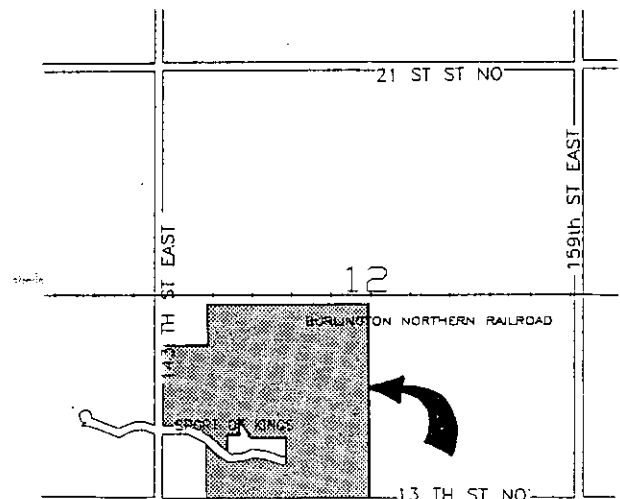
| | |
|--------------|-----|
| Residential: | 103 |
| Office: | 1 |
| Commercial: | |
| Industrial: | |
| Total: | 104 |

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "BB" and "R-1"

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

VICINITY MAP:



NOTE:As indicated by the heavy dashed line on the preliminary plat, a portion of this site has been platted as the Savanna at Castle Rock Ranch 3rd Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be within the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall be with the City of Wichita and shall include any needed extensions of water along both 13th Street North and 143rd Street East. The applicant shall also submit an outside-the-City water agreement.
- 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 the proposed interior streets. This guarantee shall be for the suburban street paving standards.
- F. For the lots east of Freedom Road, County Engineering needs to verify that these lots cannot be served, presently, by the County's sanitary sewer system. If this is the situation, since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- G. County Engineering needs to indicate if any requirements should be guaranteed by this plat for the paving of 143rd Street East and 13th Street North and/or intersection improvements.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both City and County Certificates of Petitions shall be submitted.

S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION

August 19, 1993

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- I. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- J. If any drainage from this site is onto the St. Louis, San Francisco Railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- 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.
- 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 County, 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. If minimum building pad elevations are required for this site, these elevations shall be indicated both on the face of the plat and within the plattor's text. It shall also be indicated if the elevation is for the lowest floor or opening level and both on and off-site benchmarks shall be shown.
- O. On the final plat, the 30-foot building setbacks shall be clearly labeled on the face of the plat.
- P. On the final plat, the plattor's text shall note the dedication of access controls to 143rd and 13th Streets.
- Q. For Lots 38 through 42, Block 1, the MAPC will need to waive the lot-depth-to-width requirement (depths should not exceed 2 1/2 times a lot's width).
- R. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are minimum building pads required, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? Engineering also needs to indicate if any improvements are required for 143rd and 13th Streets and if Lots 38 through 45, Block 1 can be served by sanitary sewer.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 30, 1993

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/19/93)

CASE NUMBER: S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH
ADDITION

OWNER/APPLICANT: The Kyle Martin Stephenson and Linda Lucile
Stephenson Trust, Agent: Natalie Stephenson, Trustee,
1524 N. 143rd Street East, Wichita, KS 67230

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

LOCATION: Northeast corner of 13th Street North and 143rd Street
East

SITE SIZE: 137.0 Acres

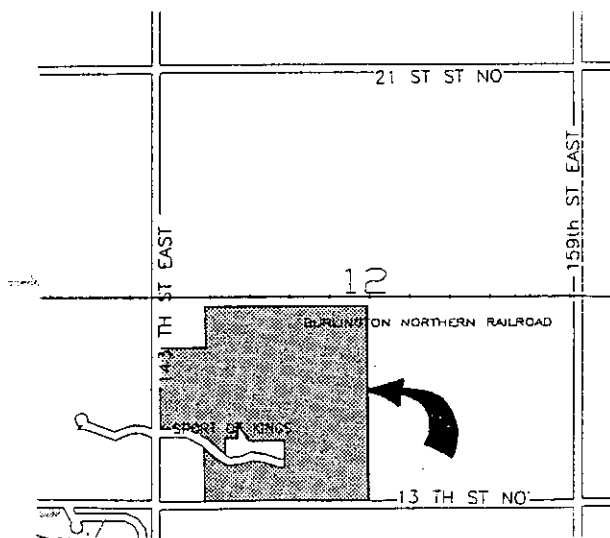
NUMBER OF LOTS

| | |
|--------------|-----|
| Residential: | 103 |
| Office: | 1 |
| Commercial: | |
| Industrial: | |
| Total: | 104 |

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "BB" and "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be within the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall be with the City of Wichita and shall include any needed extensions of water along both 13th Street North and 143rd Street East. The applicant shall also submit an outside-the-City water agreement. The applicant shall contact City Engineering to discuss any needed extensions along 13th and/or 143rd Streets. City Engineering shall indicate what extensions along 13th and 143rd Streets are to be included in the water guarantee.
- 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 the proposed interior streets. This guarantee shall be for the suburban street paving standards. The applicant shall also meet with County Engineering to determine the paving requirements for 13th Street. As required, guarantees shall be provided. County Engineering shall indicate what guarantees are to be provided.
- F. For the lots east of Freedom Road, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both City and County Certificates of Petitions shall be submitted.
- H. If any drainage from this site is onto the St. Louis, San Francisco Railroad right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.

S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION

September 30, 1993

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- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- K. For Lots 38 through 42, Block 1, the MAPC will need to waive the lot-depth-to-width requirement (depths should not exceed 2 1/2 times a lot's width).
- L. On the final plat tracing, the plattor's text shall be amended to note that the appropriate engineer rather than governing body can determine any work to be allowed in the floodway and the location of access openings.
- M. The present platting binder indicates a mortgage being held by Bank IV on this site. Either a release of this mortgage shall be provided or Bank IV shall be shown signing the plat.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION
September 30, 1993
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- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from the 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?

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

October 14, 1993

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/19/93)

(Deferred from 9/30/93)

CASE NUMBER: S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION

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

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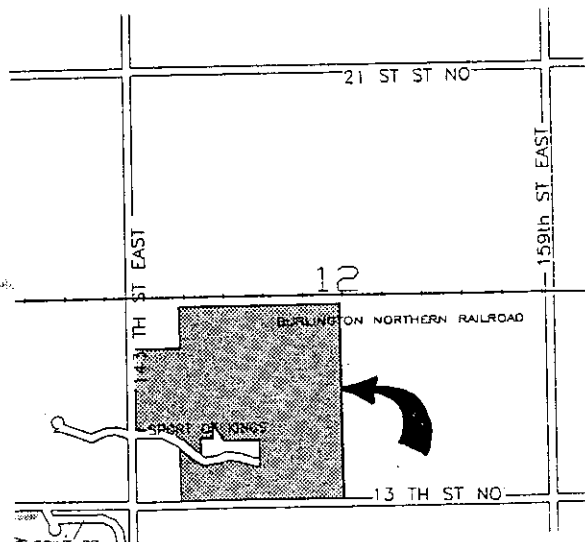
NUMBER OF LOTS

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| Commercial: | |
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- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be for the suburban street paving standards. The applicant shall also meet with County Engineering to determine the paving requirements for 13th Street. As required, guarantees shall be provided. County Engineering shall indicate what guarantees are to be provided.
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S/D 93-31 SAVANNA AT CASTLE ROCK RANCH 5TH ADDITION
September 30, 1993
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I N T E R O F F I C E M E M O R A N D U M

Printed by: Marvin Krout
Date: 09-Mar-1994 10:37am CST
From: Marvin Krout
 KROUT_M
Dept: Planning
Tel No: 268-4425

TO: Mike Lindebak (LINDEBAK_M)
TO: Douglas J. Moshier (MOSHIER_D)

CC: Steve Lackey (LACKEY_S)
CC: David R. Warren (WARREN_D)

Subject: Savannah at Castle Rock 5th Addn

This is the plat north and east of 13th St N/143rd St East in the county, on which the City Council conditioned its agreement to provide water service on the owner submitting a guarantee for paving the equivalent of one lane-mile of the perimeter streets. Apparently the plat was on the County's agenda today for their approval. Before that meeting, Gary Wiley gave me a copy of the guarantee that he submitted to Jim Weber at County Engineering for their approval. I am sending a copy to Mike and Doug for your review, to make sure you agree that it meets the Council's intent.

Wiley said that the County is still reviewing the petition and will put it on the Commission's agenda at a later date (if there is any question, I wonder why they put the plat on for approval?!). He said that their bond counsel was not sure they would accept clause F on the petition, which prohibits the County from activating the petition and doing the improvement until the owner has sold 75% of the lots in the subdivision, or otherwise agrees to activate it. He says if that is not acceptable to the County, his clients will probably delete or amend that provision.

In any case, please review this petition and let me know if you see any problems with it. I assume that Engineering will continue to "sit" on the water petition until you have signed off on this and the County has accepted the petition.

PETITION

TO: Sedgwick County, Kansas

The undersigned, being the owners of record of 100% of the property liable for assessment for the proposed road improvements described herein, all or a portion of said property being platted and laid off into lots and blocks and being outside the limits of any incorporated city within the County, do hereby request that said improvement be made in the manner provided by K.S.A. 68-728 et seq., as amended by Charter Resolution No. 42 of Sedgwick County, Kansas.

(A) The improvements proposed to be made consist of road and drainage improvements on 13th Street North from the east line of 143rd Street east to the east line of Savanna at Castle Rock Ranch 5th Addition to Sedgwick County, Kansas.

(B) The estimated or probable costs of the proposed improvement is: \$171,600.00. Said estimated cost as above set forth is hereby increased at the pro rata rate of 1 percent per month from and after March 1, 1994.

(C) The extent of the improvement district proposed to be assessed for the costs of the proposed improvement is Lots 1 through 45, Block 1; Lots 1 through 12, Block 2; Lots 1 through 20, Block 3; Lots 1 through 12, Block 4; and Lots 1 through 15, Block 5, Savanna at Castle Rock Ranch 5th Addition to Sedgwick County, Kansas. (104 Lots).

(D) The method of assessment is on a fractional basis as follows:

That said Lots 1 through 37, 43 and 44, Block 1; Lots 1 through 12, Block 2; Lots 1 through 17, 19 and 20, Block 3; Lots 1 through 12, Block 4; and Lots 1 through 15, Block 5, shall each pay 1/139 of the total cost; that Lots 38 through 42, and 45, Block 1, and Lot 18, Block 3, shall each pay 6/139 of the total cost.

(E) The apportionment of the cost of the improvements, between the improvement district and the County at large, is: One hundred percent (100%) to be assessed against the improvement district and none to be paid by the County at large.

(F) The undersigned further request that the proposed improvement not be made until occupancy permits have been issued for 75% of the Lots within the improvements district or upon written request by the Owner(s) of the majority of the undeveloped Lots.

Names may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

| <u>Date</u> | <u>Signature of Property Owner</u> | <u>Description of Property (Lot and Block)</u> |
|---------------|--|--|
| <u>3-8-94</u> | KYLE MARTIN STEPHENSON TRUST AND LINDA LUCILE STEPHENSON TRUST By: <u>Natalie Stephenson, Trustee</u> Natalie Stephenson, Trustee | Lots 1 through 42, and Lot 45 Block 1 Lots 1 through 12, Block 2 Lots 1 through 20, Block 3 Lots 1 through 12, Block 4 Lots 1 through 15, Block 5 |
| <u>3/8/94</u> | <u>Kyle Stephenson</u> Kyle M. Stephenson | Lot 43, Block 1 |
| <u>3-8-94</u> | <u>Natalie Stephenson</u> Natalie A. Stephenson | |
| <u>3-8-94</u> | <u>F. Jay Ablah</u> F. Jay Ablah | Lot 44, Block 1 |
| <u>3-8-94</u> | <u>Toni M. Ablah</u> Toni M. Ablah | |

THIS PETITION filed in my office on _____, 1994; and subsequently examined, considered and found sufficient by the Board of County Commissioners of Sedgwick County, Kansas, on _____, 1994.

 Susan E. Crockett-Spoon

County Clerk

I N T E R O F F I C E M E M O R A N D U M

Printed by: William Morris
Date: 24-Jun-1994 11:09am CDT
From: William Morris
MORRIS_W
Dept: Public Works
Tel No: 268-4548

TO: Patricia L. Burnett

(BURNETT_P)

Subject: Savanna at Castle Rock Ranch 5th Addition

The City Council approved the above referenced addition with the condition that the developer file a paving petition with the County Commission. I have been advised this date by Dale Miller of MAPD that the paving petition was approved by the County Commission on June 15, 1994.