

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

December 11, 1997

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 97-95 - SHADYBROOK ESTATES

OWNER/APPLICANT: Blair Construction Inc., Bill Blair, President, P.O. Box 276, Andover, KS 67002

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of Central, east of 143rd Street East

SITE SIZE: 7.03 acres

NUMBER OF LOTS

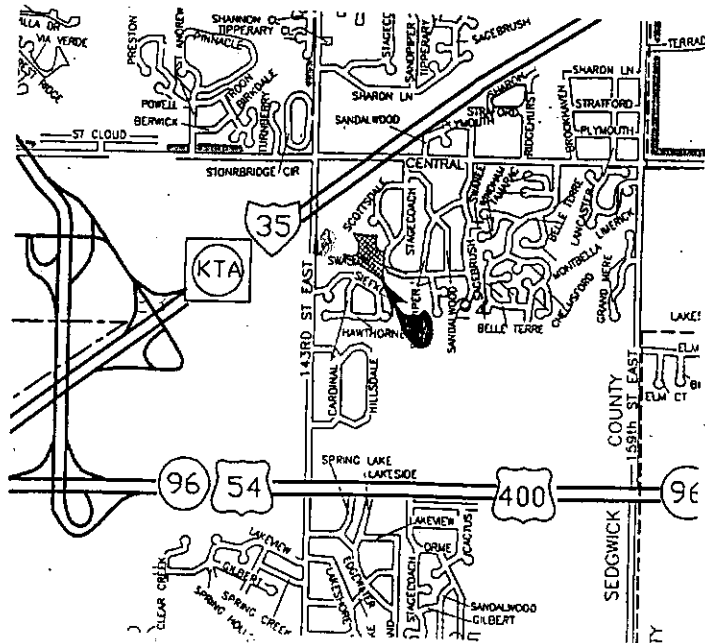
Residential:	7
Office:	
Commercial:	0
Industrial:	
Total:	7

MINIMUM LOT AREA: 25,750

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan and classified as a suburban subdivision.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. The final plat will need to have a point of beginning denoted on the drawing, in addition to indicating bearings that match those described in the legal description.
- F. The final plat should be submitted with a revised name as an Addition now exists within Wichita with the name "Shadybrook Estates".
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot since the lots abut 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.
- H. The proposed interior street will need to be named on the final plat.
- I. As a suburban subdivision located within three miles of the City of Wichita, paving of the proposed interior street to the suburban street pavement standard will need to be guaranteed by the applicant.
- J. The applicant is reminded that a platting binder is required with the final plat. Approval of the plat will be subject to the submittal of the binder and any relevant conditions found by such a review.

- K. Lot 5 does not conform with the 100-foot lot width requirement for the SF-20 zoning district. An increase in the distance of the building setback from the road would meet the standard.
- 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. 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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on

this property.

- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

January 8, 1998

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-95 - SHADYBROOK ESTATES

OWNER/APPLICANT: Blair Construction Inc., Bill Blair, President, P.O. Box 276,
Andover, KS 67002

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, c/o Mark Savoy, 924 N. Main,
Wichita, KS 67203

LOCATION: South of Central, east of 143rd Street East

SITE SIZE: 7.03 acres

NUMBER OF LOTS

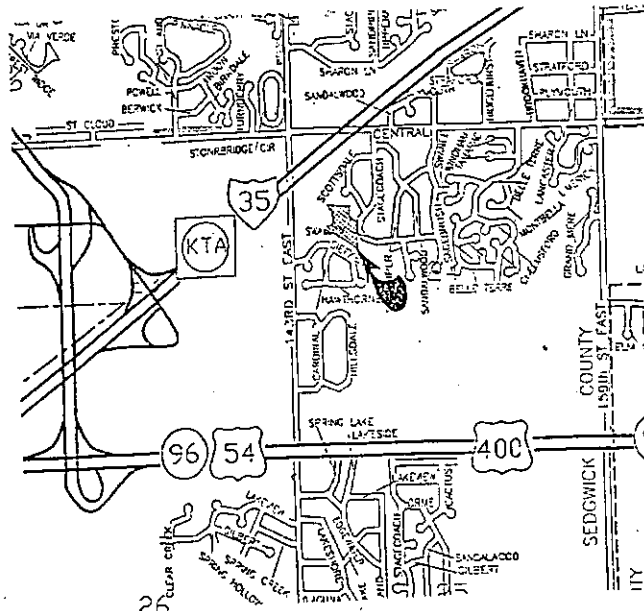
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 25,750 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan and classified as a suburban subdivision.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has approved the drainage concept. Minimum pad elevations are requested for the lots adjacent to the creek. Portions of some of the lots are within the Floodplain; and if intended for building sites, these areas will need to be removed from FEMA maps.

The final plat has denoted minimum building pad elevations as requested.

- E. The final plat tracing must indicate bearings that match those described in the legal description. Specifically, the northeast bearing for the north line of the plat would appear to be a southwest bearing; and the southeast bearings for Lots 6 and 7 would appear to be northwest bearings.
- F. The final plat should be submitted with a revised name as an Addition now exists within Wichita with the name "Shadybrook Estates".

The final plat has indicated the requested name change.

- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot since the lots abut 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.

H. The proposed interior street will need to be named on the final plat.

The interior street has been named "Stagecoach Court" on the final plat.

I. Paving of the proposed interior street to the urban street pavement standard will need to be guaranteed by the applicant.

J. The applicant is reminded that a platting binder is required with the final plat. Approval of the plat will be subject to the submittal of the binder and any relevant conditions found by such a review.

K. Lot 5 does not conform with the 100-foot lot width requirement for the SF-20 zoning district. An increase in the distance of the building setback from the road would meet the standard.

On the final plat, the building setback has been increased to 40 feet as requested.

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. 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.) **Fire Department requests a hydrant installed at the intersection of Stagecoach Street and the proposed interior street.**

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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- P. 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **The representative from Southwestern Bell has requested additional easements as denoted on the attached plat.**
- The final plat has denoted the additional easement as requested by Southwestern Bell.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The wall easements need to be referenced in the plat's text.