

June 6, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-33 SMITHMOOR 5TH ADDITION

OWNER/APPLICANT: Ron Smith, Smith and Company, P. O. Box 780595, Wichita, KS 67278

SURVEYOR/ENGINEER: Municipal Engineers, P.A., c/o Babar M. Khan, P.E., L.S., 254 Laura- Suite 201, Wichita, KS 67211

LOCATION: South of Harry and west of Greenwich Road

SITE SIZE: 10.7 Acres

NUMBER OF LOTS

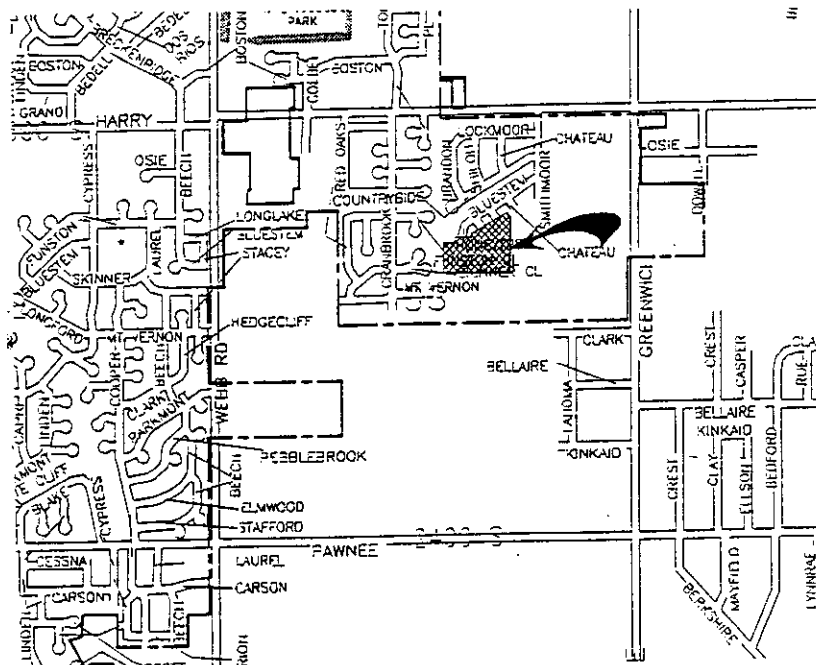
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING:

VICINITY MAP:



NOTE: While an overall development plan was first submitted for the quarter section in which this addition is located back in the late 1970's, actual platting didn't begin until the mid-1980's. The overall development plan showed areas for commercial, multi-family and one-family development. This plat now represents the fourth portion being platted for one-family development. No multi-family or commercial areas have yet been platted. In regard to the one-family plats, various changes in street systems, lot sizes, etc. have been made from what was originally shown on the overall plan. A revised development plan was submitted in 1994, and this plat is basically in line with what was show on the 1994 plan.

It should be noted that access into this Fifth Addition is quite limited. Smithmoor Street coming in off of Harry is the only means of access initially for this site. Several other street connections are expected to serve this site (from Greenwich Road to the east and Mt. Vernon to the southwest); however, the pace of this area's development and the sequence in which portions are being platted suggest such additional access may be well off in the future. Consequently, a temporary means of secondary access (emergency access) is an important consideration for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City and County Engineering need to indicate which system will serve this site and any special requirements in this regard.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. As required by City Engineering, this guarantee shall provide for temporary turnarounds at the south end of each of the three north-south streets included in this plat. If such turnarounds are to be off-site, appropriate dedications shall be submitted for recording with the plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted above, this site's access will initially be quite restrictive. Homes at the southern line of this Addition will in essence be at the end of what will essentially be dead-end, one-point-of-entry streets, over a half mile in length. That is, the only means of access to this site is off of Harry by way of Smithmoor and Bluestem.

The City's Fire Department needs to comment on any requirements for at least a temporary means of access to this site. Mt. Vernon to the southwest is the closest public street connection, but it appears that a drainage area would need to be bridged and the platted segment of Mt. Vernon may not yet be installed. Access eastward to 11th Street East is also somewhat questionable because of the distances involved.

- 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. If off-site utility easements need to be granted to serve this site, such easements shall be submitted with the final plat tracing for acceptance and recording.
- J. Based on the most recent development plan for this site, it is not expected that an east-west street will be platted adjacent to the lots along the south line of this plat. If such a street is now being considered, such lots would be expected to plat 15-foot sideyard setbacks to any such street.
- 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. (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.)
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. 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.
- 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 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.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if minimum building pad elevations are required for any portion of this site (i.e., lots adjacent to drainage dedication.)

July 18, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/6/96)

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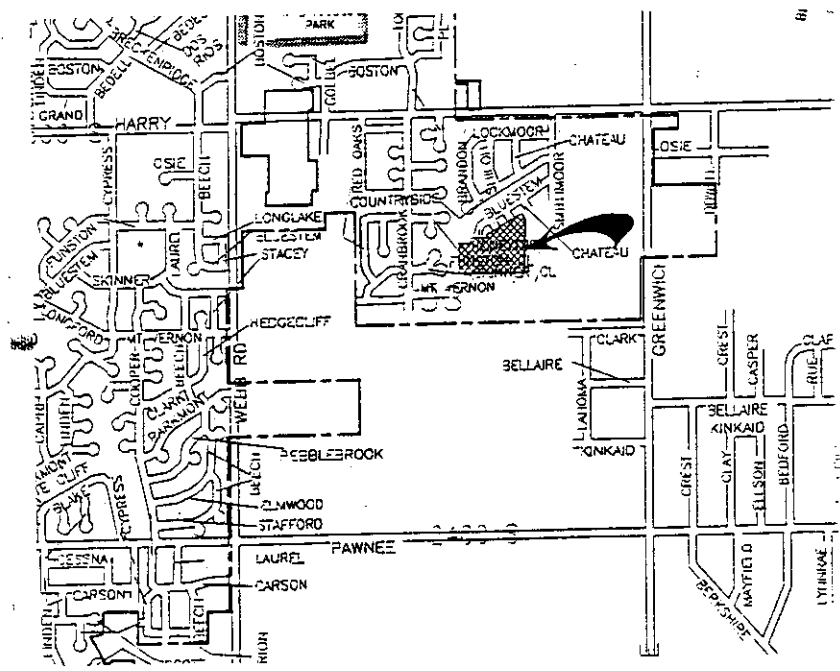
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the 4-Mile Creek System.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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 provide for a temporary turnaround (cul-de-sac) at the south end of Honeytree and a looped street connection between Brandon and Shiloh. This "looped street connection" shall be constructed to the standard considered necessary by the City's Fire Department and City Engineer. Since such turnarounds are to be off-site, appropriate dedications shall be submitted for recording with the plat.
- F. 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 provided as appropriate.
- G. 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.
- H. Since off-site utility easements need to be granted to serve this site, such easements shall be submitted with the final plat tracing for acceptance and recording.
- 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. (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.)

- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.
- M. 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.
- 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.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate the acceptability of the minimum building pad elevations.