

S/D NO. 80-13 Name Waterford North
Date Application Rec'd. 2-22-80 Preliminary Approval _____
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location Southwest corner of Rock Road and 29th Street North

Owner Comotara Development Company
Surveyor/Engineer Bill G. Yung Design
Address 1355 N. Waco, 67203 Phone 264-0676

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>136.5+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>1860</u> ft. |
| Residential <u>160</u> | b. <u>64</u> R/W <u>4400</u> ft. |
| Commercial _____ | c. <u>58</u> R/W <u>4330</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>160</u> | TOTAL <u>10,590</u> ft. |
| 3. Minimum Lot Frontage <u>60' @ setback</u> <u>ft.</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>9200</u> <u>Sq.</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA and B w/C.U.P.</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: An amended C.U.P. (DP-73), which includes the property in this plat, is scheduled for MAPC review March 13, 1980. In Block 6, Lot 1 is being proposed for cluster housing (2-, 3-, and 4-plexes), townhouses, zero lot line or patio homes and related community activities. Lot 2 is proposed for mid-rise apartments for the elderly with related facilities. Lot 3 is proposed for a licensed skilled nursing center. The floodway and open space area north of Lots 1, 2, and 3 is Parcel 16 of the C.U.P. and proposed for community recreational facilities.

- 7.
- A. The C.U.P. states that a sidewalk plan for the public streets and open spaces will be submitted at the time of platting. The applicant shall be prepared to discuss the proposed sidewalk locations with the Subdivision Committee. If it is determined that sidewalks are to be installed in accordance with the current City sidewalk ordinance, sidewalks would be required on both sides of Mainsgate (a collector) and on one side of 26th Street North (continuous street with more than 48 dwelling units).
 - B. The west 25 feet of Mainsgate is in the NW 1/4 of this section and is outside of the boundaries of this plat. A dedication by separate instrument of this 25-foot portion of the street shall be submitted with the final plat.
 - C. Since Mainsgate currently exists as an east-west street, the name of the north-south collector on the west side of the plat shall be changed to another name.
 - D. City Engineering and Flood Control shall be prepared to comment on the applicant's drainage concept. Prior to submission of a final plat, the final drainage calculations shall be submitted to Engineering and Flood Control for approval. Final drainage plans (and the final plat) shall indicate the boundaries of the floodways within the open space areas.
 - E. The platted building setbacks and the setbacks approved on the C.U.P. shall be the same. The C.U.P. proposes 20-foot setbacks on the front of lots abutting a 58-foot street.

- F. A Homeowners' Association shall be formed of Lots 1, 2, and 3 in Block 6 to maintain the floodway and open space areas to the north of these lots. Some type of maintenance shall also be provided for the floodway and open space area in Block 1.
- G. Since Lot 2, Block 6 is being platted without frontage on a public street, an access easement agreement shall be submitted with the final plat which provides for access across Lots 1 and 3.
- H. The applicant shall obtain approval from Kanab Pipeline Company for the location of the 33 foot pipeline easement, the 50 foot setback from the easement, the location of utility easements within the setback, and the location of a 25-foot wide landscape buffer within the setback in Block 6.
- I. The applicant shall guarantee the paving of all streets being platted.
- J. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots.
- K. The applicant shall guarantee the construction and/or installation of all drainage improvements required by the platting of this property.
- L. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit on lots adjacent to 58 foot streets and that on-street parking shall be permitted on only one side of said streets. Since Block 4 and Lots 1 thru 15 of Block 3 comprise Parcel 7 of the C.U.P. which allows duplexes, the applicant may wish to plat the 64 foot streets at this location so that parking can be provided on both sides of the street. It should be noted that Block 4 is a very small block and will have high special assessment costs regardless of street width.
- 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. Requirements for a final plat (see pages 20-25 Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 80-13 Name Waterford North
Date Application Rec'd. 2-22-80 Preliminary Approval 3-6-80
Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location West side of Rock Road in an area south of 29th St. North

Owner Wichita Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Road, Suite 5, 67206 Phone 686-7303

- 1. Gross Acreage of Plat 62.4
- 2. Number of Lots:
 - Residential 157
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 157
- 3. Minimum Lot Frontage 55 ft.
- 4. Minimum Lot Area 7872 sq. ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning AA with C.U.P. (DP-73 amended)
- 7. Lineal Feet of New Streets:
 - a. 45' R/W 850 ft.
 - b. 58' R/W 3890 ft.
 - c. 64' R/W 4270 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 9010 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita XX : Three-Mile Area _____

STAFF COMMENTS:

- A. The street on the west side of the plat shall be designated as "Gouverneur" and the west 25 feet shall be dedicated by separate document. The width of Gouverneur being dedicated on this plat (45 feet) shall be labeled on the final plat tracing.
- B. City Engineering shall be prepared to comment on the applicant's drainage plan and state what drainage improvements are required. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Building setbacks on this plat shall be the same as on the approved C.U.P. Therefore, all front yard setbacks on lots abutting 58-foot streets shall be 20 feet.
- D. The applicant shall guarantee the paving of all streets being platted.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the extension of City water to serve all lots.
- G. Sidewalks shall be guaranteed on both sides of Gouverneur and on one side of 26th Street North.
- H. The applicant shall submit a restrictive covenant stating that four off-street parking spaces will be provided for each dwelling unit located on lots adjacent to 58-foot streets.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. A Homeowners Association shall be formed to own and maintain the Buffer and the Floodway. The documents establishing this associa-

tion shall be submitted to the Planning Department for recording. There shall be included the standard clause which allows the City to maintain these areas if the owners fail to.

- K. The applicant shall show, by letter from K.G. and E., or by copy of the recorded easement, that construction of Longfellow Street is allowed over the K.G. and E. easement and that there are no building setbacks required from the easement.
- L. The applicant has obtained approval from Kaneb for crossing their easement with Gouverneur Road (encasing to be at the expense of the developer) and with utility lines (provided utilities are placed at least one foot below the Kaneb pipeline).
- M. "Complete access control" to Rock Road from the Buffer in Block 3 shall be labeled on the final plat tracing.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.