

THE CITY OF WICHITA

OFFICE OF PLANNING DEPARTMENT  
Design Division

DATE May 7, 1984

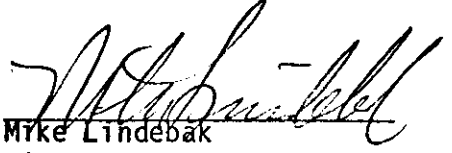
TO Arthur D. Chambers, Senior Planner

FROM Mike Lindebak, City Engineer

SUBJECT DP-139 - Mill Pond Residential C.U.P.

We have reviewed the subject C.U.P. and have the following comments:

1. Proposed Mill Pond C.U.P. is part of existing Oak Cliff Estate plat. The proposed C.U.P. does not match the existing lot lines and the streets to the west. The northwest portion of the Oak Cliff Estate should be either vacated or replatted.
2. The cul-de-sac in Parcel 2 should be the conventional circular type cul-de-sac. If the hammer head type cul-de-sac is to be used, the applicant shall submit the cul-de-sac design to the City Engineer's office for approval. The street at the northeast corner of Lot 4 and the northwest corner of Lot 12 should have smoother turns.
3. The internal street system in Parcel 1 is recommended to be a private street with extension to Douglas and Karren which is a collector street.
4. The lots adjacent to Karren and some lots in Westlink 17th Addition to the north will have double frontage streets.
5. The entrance road to Parcel 2 is about 100 feet south of the existing bridge on Maize Road. A longer distance is desirable.
6. Require new drainage plan to reflect the new development concept.

  
Mike Lindebak  
City Engineer

ML:VH:gf

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

April 30, 1984

TO: Robert B. Feldner, Superintendent of Central Inspection  
FROM: Arthur D. Chambers, Senior Planner  
SUBJECT: DP-139 - MILL POND RESIDENTIAL C.U.P.  
Generally located on the west side of  
Maize Road, in an area north of Douglas.

A copy of a proposed residential C.U.P. is attached for your review and comment. Proposed uses for the 32 acre site include duplexes, zero lot line and single family detached houses. Streets in Parcel 1 are shown as 29 feet back-to-back in 32 feet of R.O.W.

We would appreciate receiving your comments on the proposed C.U.P. by Tuesday, May 8, 1984. If you have any questions, please call.

  
Arthur D. Chambers  
Senior Planner

ADC:blw

cc: Mike Lindebak, City Engineer

Bill McKinley, Traffic Engineer

Attachment



S/D No.: 86-78      Name: TALLGRASS TWO ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: Northeast corner of Webb Road and 21st Street North.  
Owner: Slawson Investment Corporation, 8100 E. 22nd No., Bldg. 1900,  
Wichita, KS 67226  
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th N., Suite One,  
Wichita, KS 67220

1. Gross Acreage of Plat: 169.0
2. Number of Lots:
  - Residential: 316
  - Office:
  - Commercial:
  - Industrial:
  - Total: 316
3. Minimum Lot Area: 6,050 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA" under C.U.P. DP-163

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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Tallgrass II Community Unit Plan (DP-163). Development of the property is planned as follows:

1. Lot 1, Block 1 - Maximum 244 apartments or 151 townhomes.
  2. Lot 1, Block 2 - Maximum 316 apartments or 218 townhomes.
  3. Lots 2 thru 10, Block 2 - Single-family.
  4. Lots 11 thru 133, Block 2 - Single-family.
  5. Blocks 3 and 4 - Single-family.
  6. Lots 1 thru 11, Block 5 - Duplexes.
  7. Lots 12 thru 87, Block 5 - Single-family.
  8. Block 6 - Single-family.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The paving petition for Lakepoint Circle shall provide for the construction of sidewalks on each side of this street (multi-family development - Section 3(c)(4) of City's Sidewalk Ordinance and Section 8-103(B)(1)(c) of the Subdivision Regulations).
- F. In accordance with the sidewalk plan for this property, the applicant shall guarantee construction of the following sidewalks:
1. On the southerly and west side of Clubhouse, within Reserves N, P and T.
  2. On the east side of the north/south street, between Windwood and Clubhouse, within Reserve Q.
  3. Within Reserve Z (approximately 1,000 linear feet).
  4. Within Reserve AA (approximately 1,700 linear feet).
  5. Within a sidewalk easement to be granted as part of Lot 59, Block 2 (approximately 750 linear feet). The sidewalk easement shall be granted in conjunction with approval of a special permit or zone change for a community recreation center. See provision 19 of DP-163 and Item I of these comments.

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- G. Approval of the sidewalk plan constitutes a recommendation to the City Commission to waive Section 3(C)(1) of the City's Sidewalk Ordinance which requires sidewalks on both sides of a collector street. Clubhouse is being platted as a collector street and the proposed sidewalk plan provides for a sidewalk on only one side of this street. However, given the proposed loop sidewalk north of Clubhouse and the extensive common open space system which characterizes this subdivision proposal, a recommendation for the City Commission to waive the normal sidewalk requirement for collector streets appears to be justified.
- H. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. As depicted on the sidewalk plan for this property, a sidewalk is to be constructed on Lot 59, Block 2. This segment of sidewalk will connect the sidewalk in Reserve AA with the collector street sidewalk on Clubhouse. General provision 19 of the associated Community Unit Plan provides for the subject lot to be developed as a Community Recreation Center. Approval for this type of development is however subject to approval of a special permit or zone change. In order to avoid the platting of a sidewalk easement with this current plat, which may end up conflicting with building construction, the applicant is advised that his site development plan for any special permit or zone change request must identify where the sidewalk on Lot 59 will be constructed. At that time, an easement for sidewalk purposes shall be granted by separate instrument.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. The UTILITY COMPANY REPRESENTATIVES should note that the proposed reserves are not being granted as blanket utility easement as has been common practice on past plats. Instead, utility easements are being defined within the proposed reserves.
- M. 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.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- O. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk system planned for construction outside of dedication street right-of-way. This covenant shall grant, to the City, the authority to maintain the sidewalks outside of dedication street right-of-way 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.
- P. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

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- Z. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- AA. The final plat shall indicate the recording information for the 25-foot COOP Refinery easement and the 15-foot KANAB easement on this property.
- BB. Upon the recording of this plat, Clubhouse shall become a designated residential collector street.
- CC. On the final plat, the plattor's text shall reference the platting of the wall easement.
- DD. On the final plat, the plattor's text shall reference the platting of the street, drainage and utility easement. The following wording is suggested: "Easement for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- EE. The final plat shall label the centerline of the utility easements.
- FF. The applicant shall obtain, by separate instrument, the 20-foot wide off-site drainage easement needed to the south and west of Block 5.
- GG. 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.
- HH. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- II. The representative from the City Engineer's office and the Traffic Engineer should be prepared to comment on the acceptability of the proposed geometrics of the numerous intersections proposed to contain reserves for landscaping.
- JJ. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- KK. The representatives from City and Traffic Engineering and the Fire Department should be prepared to discuss the acceptability of the geometrics proposed for Vinegate Circle in the vicinity of Lots 3 and 9, Block 2. Specifically, is the proposed turnaround acceptable and is a turning radius needed off the northeast corner of Lot 3 and the northwest corner of Lot 9? Also, is the stub street proposed north of Lot 25, Block 5 acceptable? Is a turning radius needed off of the southeast corner of Lot 4, Block 4?

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- Q. 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 or 29-foot wide street pavement. 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.
- R. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- S. The final plat shall indicate the following street name changes:
1. The two Vinegate Courts to Vinegate Circle.
  2. The Drive suffix shall be deleted from the street name Clubhouse. The Drive suffix denotes a frontage road adjacent to a limited access highway.
  3. Fox Run, from the north line of Clubhouse to the northeasterly line of Lot 71, Block 2, to either Red Oaks or Beech.
  4. Windwood Court, adjacent to Lots 77 thru 80, Block 2, to Fox Run Court.
  5. Stoneybrook Court, adjacent to Lots 28 thru 45, Block 2, to Fox Run Circle.
  6. Boxthorn Court, adjacent to Lots 1 thru 11, Block 5, to Boxthorn Circle.
  7. Peppertree, from the south line of Lot 117, Block 2 to the north line of Lot 111, Block 2, and Windwood, from the south line of Lot 89, Block 2 to the north line of Lot 81, Block 2, to 103rd Street East. If the applicant chooses, he may select an alternate, non-numbered street name.
  8. Lakepoint to Lakepoint Circle.
- T. On the final plat the stub street proposed to provide access to Lots 19 and 20, Block 5 shall be platted as a separate reserve. This reserve shall be platted for private drive purposes and the plattor's text shall reference, by lot and block number, which lots are to be provided access by the reserve.
- U. Regarding the private drive reserve needed to provide access to Lots 19 and 20, Block 5, discussions with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights to the reserve to the lots benefitting from the reserve.
- V. On the final plat, the "15-foot street, drainage and utility easement" shall be extended through the private drive reserve needed to provide Lots 19 and 20, Block 5 with access to a public street. On Lots 18 thru 21, Block 5, a 20-foot wide building setback shall be platted from the private drive reserve.
- W. On the final plat, a 20-foot wide building setback shall be platted from the narrow public street on the following lots:
1. 2 thru 10, Block 2
  2. 12 thru 18, Block 5
  3. 21 thru 33, Block 5
  4. 1 thru 6, Block 4
- X. On the final plat, the recording information for the 75-foot wide, east/west K.C.&E. easement on this property shall be indicated.
- Y. The applicant shall provide proof, by letter from the COOP Refinery Company and KANAB or by copy of the pipeline easement agreement, that the dedication of street right-of-way over portions of the pipeline easements and the use of part of the pipeline easement as a general utility easement are acceptable. Proof shall also be provided that the terms of the pipeline agreements do not establish a building setback from either the pipeline or the perimeter of the pipeline easement.