

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

October 15, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-43 - SCOTTSDALE AT SHADYBROOK FARMS ADDITION

OWNER/APPLICANT: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS 67278

SURVEYOR/ENGINEER: Bill Yung Design, 4912 East 29th Street North, Wichita, KS 67220

LOCATION: South of Central on the west side of Stagecoach

SITE SIZE: 14.6 acres

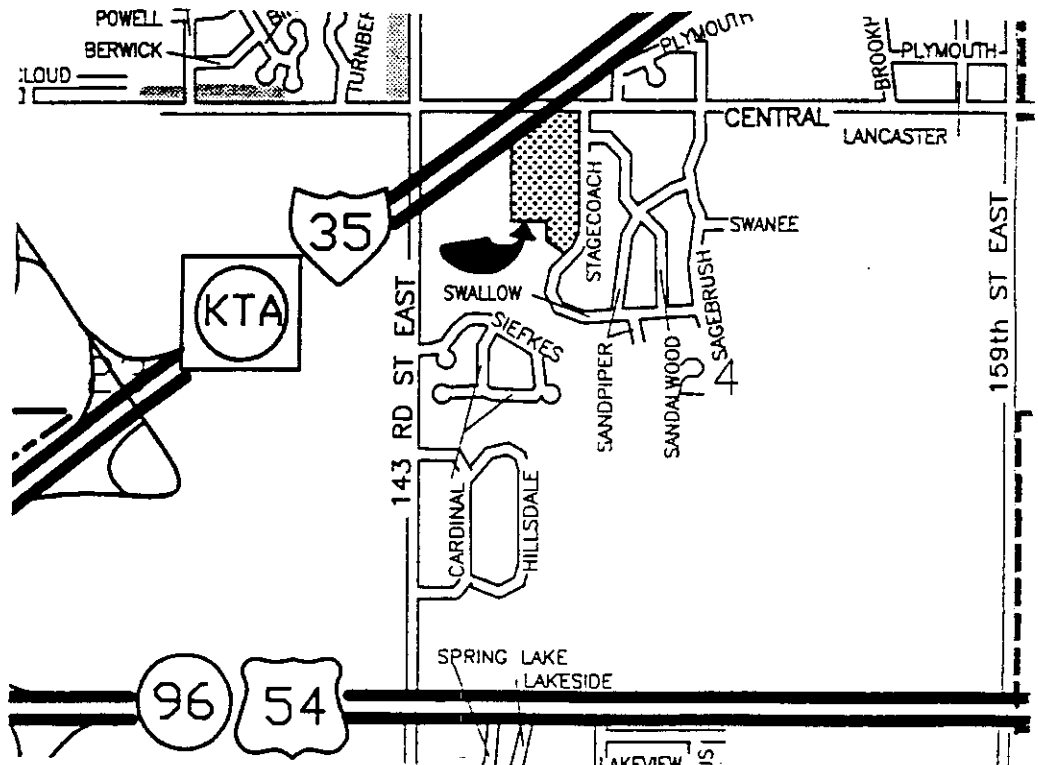
NUMBER OF LOTS

Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since this guarantee will involve a County system, such guarantees shall be submitted to the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since water in this case is from the City of Wichita guarantees will be submitted to Wichita. Further since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. The applicant shall guarantee the paving of the proposed interior streets. As an urban scale development within the urbanizing area of the County, the required paving shall be to the urban standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. If petitions are submitted to both the City and County, separate certificates of petition shall also be submitted for the City and County.
- G. On the final plat, complete access control to Central shall be shown on the face of the plat and dedicated in the plattor's text for lots 11, 12 & 13, Block 1. The face of the plat shall also note that there is no access allowed from this Addition to the Turnpike.
- H. 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.
- 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. 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.

- K. As required by the Subdivision Regulations, existing street names where possible shall be used in new additions. This use of existing names provides for a more rapid response by emergency vehicles and creates an overall more organized basis for development. Scottsdale is used in no other part of the City or County, but this street segment does lineup with the already established street, Hillsdale. To avoid fragmentation of street names, based solely on the premise to market a site, the existing street named Hillsdale shall be used.
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- 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. 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 representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. This site is also near or possibly partly within a FEMA identified floodplain, and Engineering needs to confirm if this site is subject to the platting of any floodway or other floodway requirements such as minimum building pad elevations.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

November 12, 1992

STAFF REPORT

(Final Plat, Preliminary Plat Approved (3-1), 10/15/92)

CASE NUMBER: S/D 92-43 - SCOTTSDALE AT SHADYBROOK FARMS ADDITION

OWNER/APPLICANT: Scott Land Developers, Inc., P. O. Box 781528, Wichita, KS 67278

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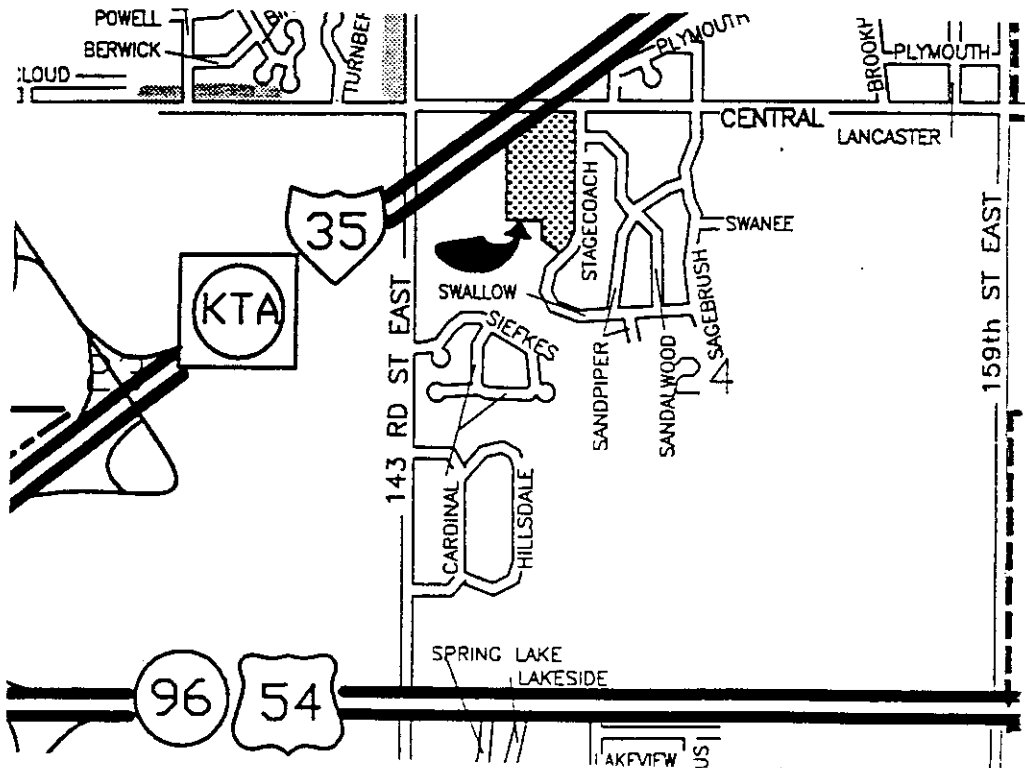
NUMBER OF LOTS

Residential:	21
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Industrial:	
Total:	21

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: A change is indicated in the design of this final plat. A cul-de-sac in the area of Lots 3 & 4, Block 2 has been eliminated resulting in a reconfiguration of the lots at that location.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since this guarantee will involve a County system, such guarantees shall be submitted to the County. The applicant is advised to meet with the County to discuss sewer fees.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Since water in this case is from the City of Wichita guarantees will be submitted to Wichita. Further since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- C. The applicant shall guarantee the paving of the proposed interior streets. As an urban scale development within the urbanizing area of the County, the required paving shall be to the urban standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. If petitions are submitted to both the City and County, separate certificates of petition shall also be submitted for the City and County.
- G. 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.
- 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. On the final plat tracing the MAPC signature block shall be amended to indicate L. O. Breckenridge Jr. as Chairman.

- J. The applicant's agent needs to indicate if the KG&E right-of-way agreement and sanitary sewer easement noted in the title binder in any way effects this site and needs to be shown on the plat. Copies of these documents shall be submitted for the plat file. Also, a mortgage as noted in the Binder and the final plat tracing shall include authorization for the platting of the site or a release of the mortgage shall be submitted.
- 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.
- L. 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.
- M. 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.
- 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 representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevations are correct.