

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

December 21, 1995

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 95-82 SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

**OWNER/APPLICANT:** Castle Rock Ranch, Inc., 14500 Sport of Kings, WICHITA, KS 67230

**SURVEYOR/ENGINEER:** P.E.C., c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

**TOWNSHIP:** Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

**LOCATION:** West of 143rd Street East and north of 13th Street North

**SITE SIZE:** 25.5 ± Acres

**NUMBER OF LOTS**

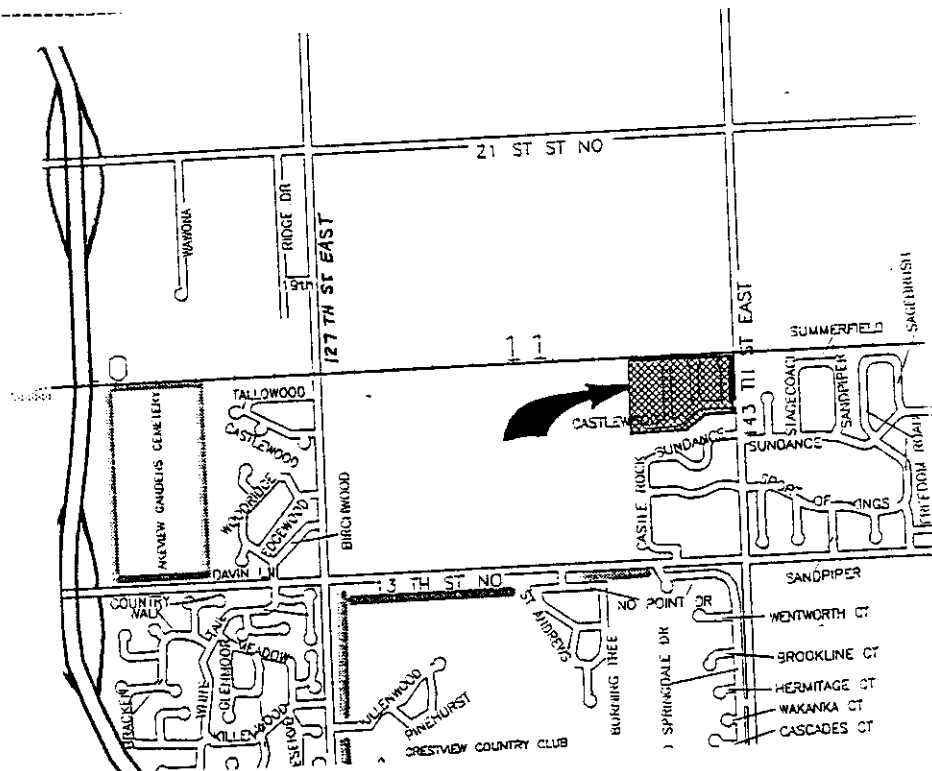
Residential:	69
Office:	
Commercial:	
Industrial:	
Total:	<u>69</u>

**MINIMUM LOT AREA:** 7,000 sq. ft.

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "AA" SCZ-0669

VICINITY MAP:



NOTE: Most of this site involves a replat of the recently platted (December, 1994) Savanna at Castle Rock Ranch 6th Addition. While a strip of lots along the south line of this replat is being excluded from the replat, an area in the northwest corner of this plat was not originally part of the 6th Addition. This new area was, however, included in the zone change, which created County "AA" zoning for all of the area now being platted as the 8th Addition. This replat is essentially creating smaller lots by platting portions of the site as Reserves and also by increasing somewhat the number of platted lots in comparison to the original plat.

STAFF COMMENTS:

- A. Both **City and County Engineering** need to indicate requirements in regard to previously submitted guarantees for sewer, water, paving, etc. and as to requirements for new guarantees. It should be noted that in addition to the standard guarantees, this site was involved in a guarantee to pave 143rd East and to extend any needed water line along this street.
- B. In regard to sidewalks, the paving guarantees shall include sidewalks along one side of the two looped street segments. That is, sidewalk should be guaranteed along one side (preferably north side) of Castlewood-Castlerock-Limestone Lane and one side (preferably south side) of Castlewood-Triple Crown and outward to 143rd Street East.
- C. With the additional area now being included in this plat, a new outside-the-City water agreement shall be submitted for recording.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County petition shall be submitted.
- E. The applicant is advised that for 32-foot streets with 15-foot street, drainage, and utility easements only a 20-foot building setback is required by the Subdivision Regulations.
- F. For any Reserve indicated as allowing structures, a building setback of at least 20' shall be platted from adjacent streets.
- G. 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.
- H. 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. This covenant shall also provide for the lot owner's association to maintain the "parking strip" area located between the east line of this plat and the driving surface of 143rd Street East.
- I. For those reserves being platted for drainage purposes, the required covenant which provides

- for ownership and maintenance of the reserves shall grant, to the County, 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.
- J. 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.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L. On the final plat, the platting of the parking easements within the reserves shall be referenced in the platting text.
- M. Policy Statement No. 13 (Back Out Parking in Residential Areas) was adopted by the M.A.P.C. on November 13, 1986. This policy statement set the guidelines and rules for providing back out parking onto public and private streets. The policy statement requires parking easements to a minimum of 20 feet deep and have no more than 45 to 50 feet of street frontage.
- N. The applicant is advised that the presence of a guardhouse, as indicated in one of the reserves, cannot be used to stop, obstruct, or in any way impede access to, on etc. public streets.
- O. County Fire needs to comment on the acceptability of the indicated street names. Specifically, is the short segment Triple Crown appropriate, are the new names acceptable, and so forth. Also, Castlerock Court would or should be classified as a Circle.
- P. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.

- U. 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.
- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- W. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

March 7, 1996

STAFF REPORT

(Final [Portion] Plat, Preliminary Plat Approved 12/21/95)

CASE NUMBER: S/D 95-82 SAVANNA AT CASTLE ROCK RANCH 8TH ADDITION

OWNER/APPLICANT: Castle Rock Ranch, Inc., 14500 Sport of Kings, WICHITA, KS 67230

SURVEYOR/ENGINEER: P.E.C., c/o Rob Hartman, 303 S. Topeka, WICHITA, KS 67202

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: West of 143rd Street East and north of 13th Street North

SITE SIZE: 11.0 ± Acres

NUMBER OF LOTS

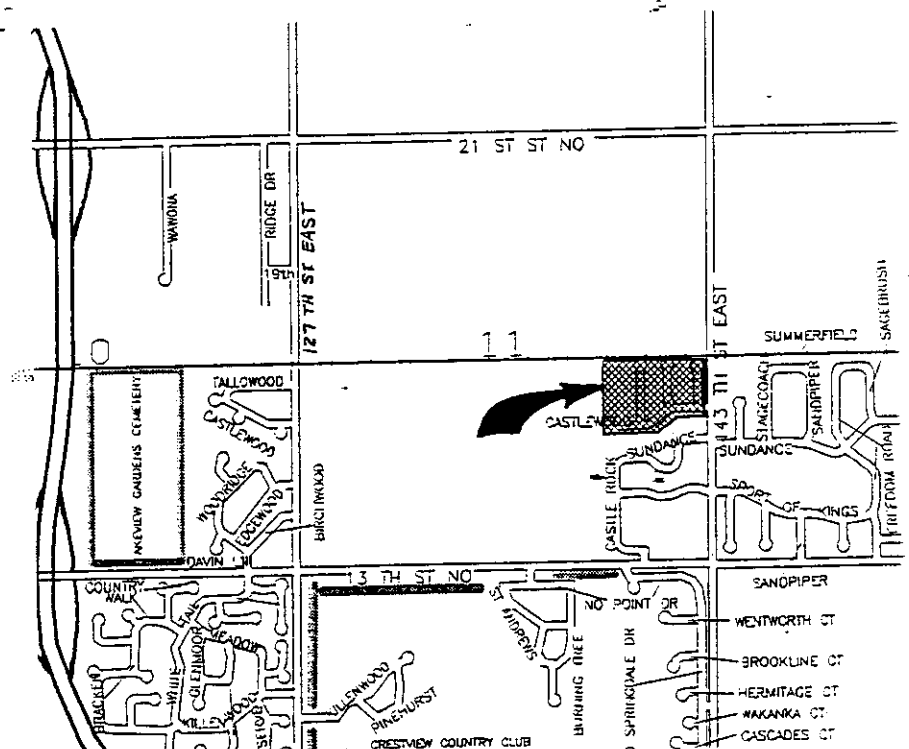
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	<u>20</u>

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" SCZ-0669

VICINITY MAP:



NOTE: While this final plat is a portion of an overall preliminary plat approved by the Subdivision Committee December 21, 1995, the overall preliminary plat was itself a replat of most of the area platted as the Savanna at Castle Rock Ranch 6th Addition. While such replatting and/or final plattings of only portions of plats is not unusual, the final platting of this portion only, of the original preliminary does create somewhat of a questionable situation in regard to the portion of the Savanna 6th plat not now included within this replat.

That is, by not final platting all of the area originally included in the preliminary plat for this 8th Addition, a somewhat awkward relationship will occur between what remains of the 6th Addition adjoining the western line of this 8th Addition. Street systems, easements, Reserves, lots, etc. will be out of alignment, broken up and so forth. Also this final portion is somewhat altered from what was shown on the corresponding area of the preliminary plat. Two less lots are now shown along the south and west line of the final. Portions of Reserves have been expanded and new Reserves added, and the entrance to the Addition from 143rd Street East is somewhat altered.

STAFF COMMENTS:

- A. The applicant shall submit for recording, with the final plat tracing, a covenant that prohibits the development of those lots included in the Savanna at Castle Rock Ranch 6th Addition, proposed for replatting on the overall preliminary plat of the 8th Addition, but not now being included in this final plat. That is, the covenant shall note that that portion of the 6th Addition will be required to replat in a manner suitable to this plat or as was shown on the overall preliminary plat.
- B. The applicant shall resubmit both City and County petitions for improvements required for this site (water, sanitary sewer, paving, etc.). If appropriate, agreements to respread existing specials may also be considered. In regard to previous guarantees, the applicant is advised that a combined petition for paving 143rd Street East, including property to the east of this street, should be considered. Also, water guarantees will continue to be required for needed supply line extensions along 143rd Street East.
- C. In regard to sidewalks, the paving guarantees shall include sidewalks along one side of the looped street and street segment(s) extending to the 6th Addition. That is, sidewalk should be guaranteed along one side (preferably outer side) of the Castlewood-Split Rail-Summerfield-Limestone Lane Loop and outward to 143rd Street East.
- D. A new outside-the-City water agreement shall be submitted for recording.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County petition shall be submitted.
- F. 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. This covenant shall also provide for the lot owner's association to

maintain the "parking strip" area located between the east line of this plat and the driving surface of 143rd Street East.

Further, as indicated by Policy Statement 13 regarding parking easements being platted within Reserves, a covenant shall be provided which notes who/how such easements will be maintained and that these easements are intended for guest parking and will not be used for the parking or storage of trucks, boats, campers, recreational vehicles, trailers, and so forth.

- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- H. 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.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- J. The applicant is advised that the presence of a guardhouse, as indicated in one of the reserves, cannot be used to stop, obstruct, or in any way impede access to, on etc. public streets.
- K. The County Fire Department representative needs to comment on the acceptability of the plat's street names.
- L. On the final plat tracing, either dashed lines or no line shall be shown for where this plat's interior street(s) intersect 143rd Street East and the plat's southwest boundary. Solid lines are used to indicate private streets, while this plat is dedicating these streets as public.
- 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 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. Prior to this plat being released for County Commission approval, the applicant shall submit proof that all applicable property taxes have been paid for this site. The platting binder presently indicates nearly \$3000.00 in outstanding property taxes.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.