

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

January 22, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-1 - SIMMONS PARK ADDITION

OWNER/APPLICANT: Bill Simmons
903 W. 58th St. South, Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer
315 Ellis, Wichita, KS 67211

LOCATION: North side of 55th Street South, West of Meridian

SITE SIZE: 20 acres

NUMBER OF LOTS

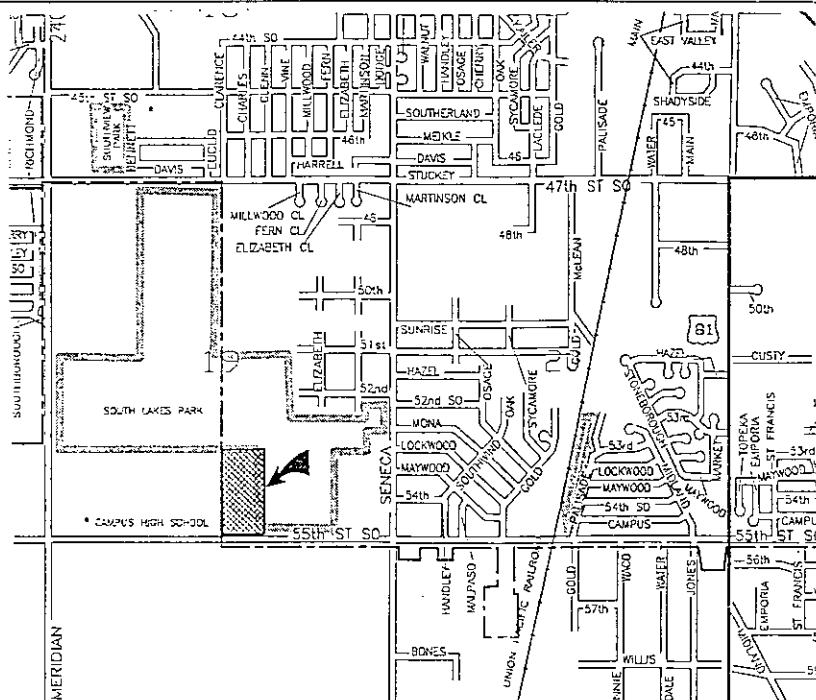
Residential:	78
Office:	
Commercial:	
Industrial:	
Total:	<u>78</u>

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



Note: A zone change (Z-3233) from SF-6, Single-Family to MH, Manufactured Housing was denied for this site by City Council in October of 1997. MAPD Staff recommends the Subdivision Committee deny approval of this plat. Should denial occur, the applicant must first formally request the Subdivision Committee decision be appealed to the Planning Commission prior to any action being taken by City Council. Should the Subdivision Committee approve this plat, the following conditions shall apply:

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if guarantees are required for municipal services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 16 lots in Block B (containing 79 feet in width) do not meet the 6,000 sq. ft. minimum lot area standard and will need to be increased in width to at least 80 feet. It is recommended that all of the lots in the plat be increased in depth to at least 100 feet to allow for sufficient buildable area.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As loop streets, sidewalks will be required along one side of each of the interior streets.
- E. Pedestrian access easements containing a right-of-way of not less than 10 feet, should be created at the midpoint of the blocks, to provide access to the high school to the west and to South Lakes Park to the north and east. A guarantee shall be provided for the construction of a sidewalk within the easement.
- F. It is recommended that the front yard utility easements for the perimeter lots are eliminated and overly wide utility easements (30 foot) be platted in the rear of these lots to allow for the installation of utilities without damage to existing tree rows. The depth of these lots should also be increased to allow for sufficient buildable area.
- G. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- H. **Traffic Engineering** needs to comment on the need, if any, for improvements to 55th Street South.

- I. On the final plat tracing, the platator's text shall note that the access controls are being dedicated to the City of Wichita.
- J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- K. The representative fro the City Fire Department needs to comment on this plat's street names.
- L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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 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.

S/D 98-1 -- Preliminary Plat of SIMMONS PARK ADDITION
January 22, 1998 - Page 4

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

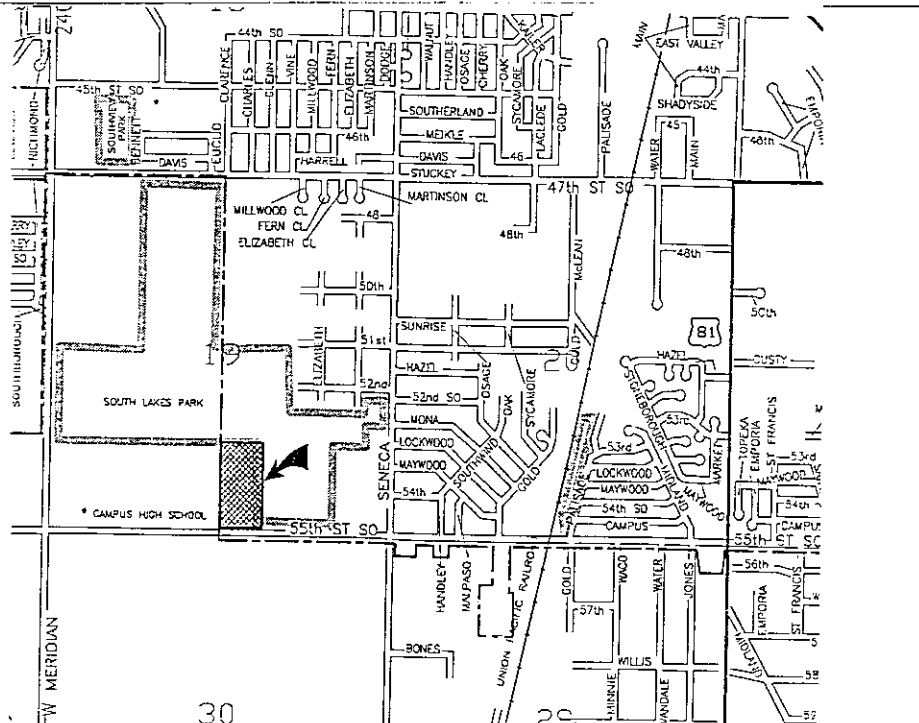
AGENDA ITEM NO. 7.

March 5, 1988

STAFF REPORT
(Final, Preliminary-Approved 01/22/98)

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INTEROFFICE MEMORANDUM

Sensitivity: COMPANY CONFIDENTIAL
05:29pm

Date: 21-Apr-1998

From: Larry Hoetmer
Dept: Park
Tel No:

To: Vicky Huang
CC: Tim Vanatta
CC: Tim Martz

Subject: Simmons Park Addition/South lakes fishing lake

Vicky, I just spoke to Phil Meyer with Baughman Company PA about the proposed drainage pipe emptying into the existing lake. As per our conversation, I am recommending that the pipe be rerouted to an existing drainage ditch at 55th St. south.

Basically, I am recommending that a drainage easement be added between lots 1 & 2. From here we will route the pipeline to the ditch. This location will prevent surface water from flowing directly into the lake and thus is better from an ecological standpoint by protecting water quality. (This lake was stocked by the Fish and Wildlife dept.)

Please pass on to Phil that any damage done to parkland as part of this recommendation will be the responsibility of the owner to rehab or fix as part of this agreement. I recommend that site disturbance be kept to a minimum, so route the line where the least amount of mature trees will be affected. This will also need to be approved by the park board before it can be accepted.

Mr. V. and Tim, I would like to show you the exhibit so that you both have a fuller understanding of what I am recommending. Thanks for your help!!!

CLOSURE - SIMMONS PARK ADD.

L001

1		N	5000.000	E	5000.000	S	0+00
	N 00-39'24.0"W		1313.740				
2		N	6313.654	E	4984.944	S	13+13.740
	N 88-53'20.0"E		662.170				
3		N	6326.494	E	5646.989	S	19+75.910
	S 00-39'08.0"E		1314.230				
4		N	5012.349	E	5661.949	S	32+90.140
	S 88-55'52.4"W		662.064				
1		N	5000.000	E	5000.000	S	39+52.204
LENGTH=	3952.204	AREA=	869986.846 SF				19.972 ACRES

INTEROFFICE MEMORANDUM

Sensitivity: COMPANY CONFIDENTIAL
11:16am

Date: 23-Apr-1998

From: Larry Hoetmer
Dept: Park
Tel No:

To: Vicky Huang
CC: Tim Vanatta
CC: Tim Martz
CC: Maryann Crockett

Subject: Simmons Park Addition

Vicky, please pass on to the Baughman Co. that park staff will lay out the drainage easement and centerline of pipe on parkland. This way we can control the layout in the most sensitive manner as it relates to existing vegetation/trees. This must be another part of the proposed agreement before it is presented to the Park Board. The park department should also be notified in case any maintenance is required for this drainage pipe. Thank you for your assistance.