

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7
December 10, 1998**

**STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 4/18/96)**

CASE NUMBER: S/D 98-108 - ABERDEEN 3RD ADDITION
OWNER/APPLICANT: 3AH, Inc., 12602 W. 13th, Wichita, KS 67235
SURVEYOR/ENGINEER: Poe and Associates of Kansas, Inc., 5940 E. Central, Suite 200, Wichita, KS 67208
LOCATION: North side of 21st Street North and East of 119th St. West
SITE SIZE: 73.4 acres

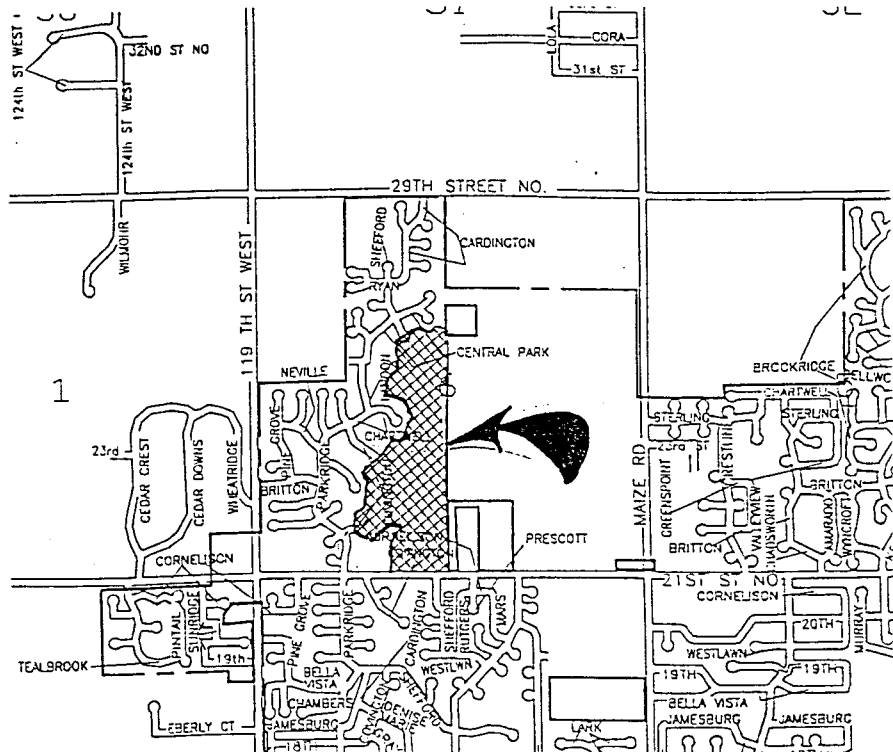
NUMBER OF LOTS
Residential: 185
Office:
Commercial:
Industrial:
Total: 185

MINIMUM LOT AREA: 7,500 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential
TF-3, Two-Family Residential

VICINITY MAP



Note: This final plat is a portion of the overall preliminary plat of Aberdeen 2nd Addition, which was approved April 18, 1996. This plat will connect with the developed Aberdeen 1st Addition to the west, with Aberdeen 2nd to the north and with Evergreen Addition to the east. A zone change request has been submitted from SF-6 to TF-3 for a portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (Z-3307) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the associated zone change shall have been submitted and approved.
- B. The site is located within the sanitary sewer growth limits of Northwest Wichita. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to verify if any additional guarantees or easements are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee the paving of the proposed interior streets. The guarantee shall also provide for sidewalks along one side of continuous non-cul-de-sac streets. This would include streets with 64-foot right-of-way and along streets connecting to adjoining plats.
- F. For the street connections along the plat's north and west property lines , temporary turnarounds will need to be provided by the plat or by separate instrument, with the vacation of each temporary turnaround being effective upon the extension of the streets.
- G. The MAPC needs to be revised to read, "William M. Johnson".
- H. "City Clerk" shall replace "Deputy City Clerk".
- I. "Deputy" shall replace "Chief Deputy".

- J. During preliminary plat review, a decel lane and dual exit lanes were required to be guaranteed to serve the site's entrance at 21st Street North. Traffic Engineering needs to comment on any revised requirements for street improvements.
- K. If any of the intended "recreational uses" for the Reserves includes a swimming pool, a site development plan must be submitted to for review and approval by the Planning Director, and the plattor's text needs to specifically note such a use for a specific Reserve.
- L. One access opening along 21st St. North needs to be platted for Block 6, Lot 52.
- M. The right-of-way for the segment of Neville Drive adjoining the plat's east property line needs to be reduced to 58 feet to coincide with the street segment in the Evergreen plat.
- N. 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.
- O. 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.
- P. Fire Department needs to comment on the acceptability of the street lengths. The length of Neville Circle located in the southeast portion of the plat, exceeds the maximum 600-ft imposed by the Subdivision regulations for cul-de-sacs.
- 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. 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. City Fire Department needs to comment on this plat's street names. It would appear that Neville Drive should be renamed Shefford, and that the segment of Shefford at the southwestern portion of the plat should be renamed Covington.
- S. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.

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- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.