

STAFF REPORT
(Revised Preliminary Plat, Preliminary Plat Approved 4/6/00)

CASE NUMBER: SUB 2000-17 -- ANGEL FIRE (Formerly Eck 7th Addition)

OWNER/APPLICANT: Caywood, LLC, Attn: Matt Eck, 5512 W. Central, Wichita, KS 67212

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

LOCATION: Northeast corner of 47th Street South and West Street

SITE SIZE: 68.87 Acres

NUMBER OF LOTS

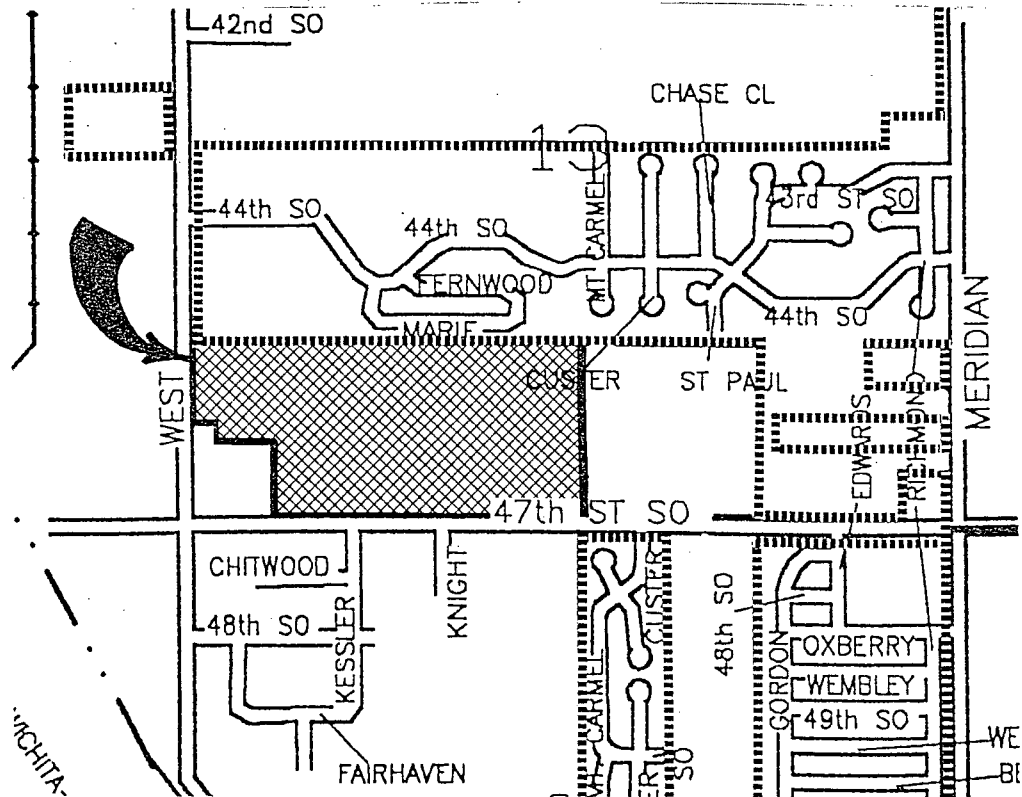
Residential:	164
Office:	
Commercial:	
Industrial:	
Total:	<u>164</u>

MINIMUM LOT AREA: 8,400 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

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

VICINITY MAP



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Note: This applicant proposes a zone change to TF-3, Two-Family Residential for a portion of this site. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted. This revised preliminary has 17 fewer lots and increased area devoted to reserves.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has concerns about existing drainage problems on 47th Street South and on West Street, and proposed drainage of plat into existing neighborhoods. County Engineering needs to review drainage calculations.
- E. The plat proposes complete access control along the plat's frontage to the perimeter streets. The access controls shall be referenced in the plat's text of the final plat.
- F. 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.
- G. The legal description needs to be revised to reference the accurate dimensions of the exception area.
- H. Blocks C and E should be combined into one block. Blocks B, G and H should be combined into one block.
- 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. 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 the governing body.
- K. It is recommended that Reserve D be extended to the surrounding cul-de-sacs to increase its accessibility and usefulness for all homeowners in the Addition. The Applicant has requested that access easements between the lots be used to meet this requirement. The Subdivision Committee requested that this issue be resolved before final plat review.

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- L. Traffic Engineering needs to comment on the need for improvements to perimeter streets. No improvements are required.
- M. The applicant shall guarantee the paving of the proposed interior streets. This paving guarantee shall also provide for sidewalks on at least one side of the through, non-cul-de-sac streets.
- N. The applicant shall provide a stub street adjoining the east property line in order to provide potential street connection between this property and the adjacent property.

The requested stub street has been platted on the revised preliminary plat.
- O. The applicant shall revise the street names in accordance with City Fire Department.
- P. 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.
- Q. 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.
- R. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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

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construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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 AutoCAD. This will be used by the City and County GIS Department.