

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

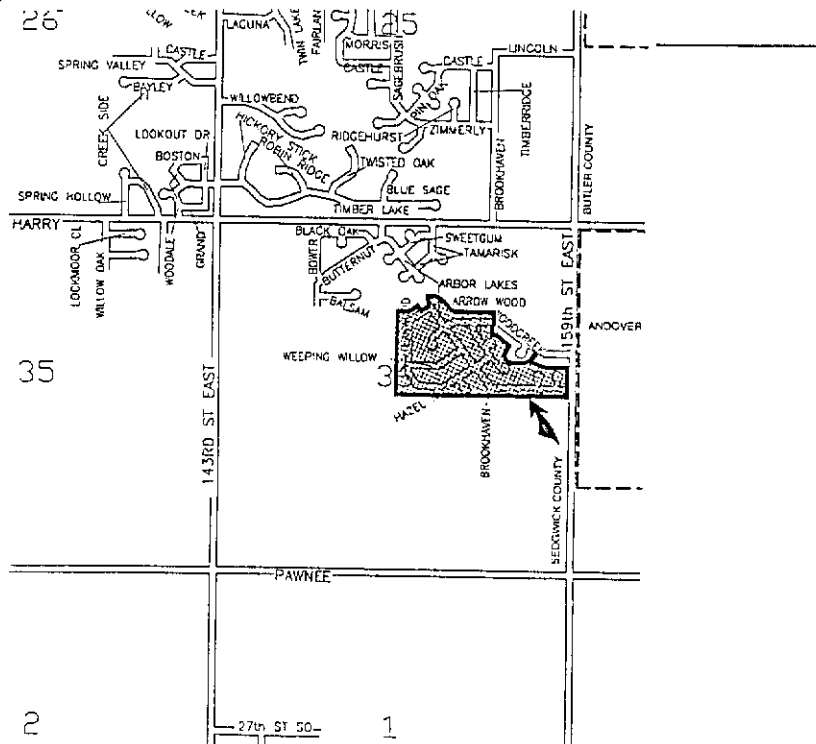
AGENDA ITEM NO. 13.

February 19, 1998

STAFF REPORT
(Preliminary Plat)

- CASE NUMBER:** S/D 98-13 -ARBOR LAKES 2ND ADDITION
- OWNER/APPLICANT:** Artech Enterprises, Inc., Attn: David Neldens, 520 S. Holland, Wichita, KS 67209
- SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203
- LOCATION:** West side of 159th St. East, South of Harry
- SITE SIZE:** 62.6 acres
- NUMBER OF LOTS**
- | | |
|--------------|------------|
| Residential: | 142 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>142</u> |
- MINIMUM LOT AREA:** 9,000 square feet
- CURRENT ZONING:** SF-6, Single-Family
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This is a replat of the southern half of Arbor Lakes Estates. The street layout is similar to the original plat. However, the land devoted to reserves has been increased in this plat and the number of lots reduced by ten. This site is located in the County, within three miles of Wichita's City limits. It is located in an area designated as "New growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. The applicant shall guarantee the paving of the proposed interior streets to urban street pavement standards. This guarantee shall also provide for sidewalks on one side of the 64-foot streets.
- F. Complete access control should be dedicated for the lots adjoining 159th Street East.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easements shown are sufficient. If a setback from the pipeline easements is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- H. A 35-ft setback from 159th Street East is required in accordance with Zoning regulations (85-ft setback from centerline of County section line roads).
- I. The centerline of 159th Street East shall be labeled as CL.
- J. The bearings shall be denoted on the final plat.

- K. 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.
- L. 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.
- M. A temporary turnaround for Woodcreek should be established by separate instrument.
- N. County Engineering needs to comment on the need for improvements to 159th Street East.
- O. County Fire needs to comment on the acceptability of the street layout.
- 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. County Fire shall comment on this plat's street names.
- R. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.