

AGENDA ITEM NO. 4

SUB 2005-72: SKETCH PLAT -- BUCHANAN ADDITION

July 20, 2005

To: Members of the Subdivision Committee of the Metropolitan Area Planning Commission,

I understand that the land adjacent to Preston Trails (south), to the west and to the east of the White Tail "stub road" will soon be developed into single family housing.

I also understand that the city is calling for an extension of White Tail, the stub road next to my house. This would require filling in part of a natural lake that is now a wonderful natural habitat for wildlife. Equally important is the issue of safety. Extending White Tail will create a virtual thoroughfare to Central through the new development and right past my house. Not only is this a major safety, noise and pollution concern, White Tail is a narrow road that, in my opinion, was not constructed for such traffic.

We are all safer in neighborhoods where would-be criminals cannot make a quick exit, and where fewer strangers might drive by areas where children are playing. Less traffic also equals a safer environment for children. The "no road" plan would mean little disruption to wildlife and it would secure the "serenity" of this quiet part of Preston Trails, keeping it away from traffic and noise pollution.

The proposed action most likely will seriously undermine the value of my property, as well. I built my home here last October primarily due to the location, views and natural environment nearby.

I ask, please, for your understanding in this matter. I appreciate your consideration and your support.

Respectfully yours,



Carolyn Russell
12109 Tipperary St.
Wichita, KS 67206

RECEIVED

JUL 20 2005

METROPOLITAN PLANNING
ROUTE _____

316-393-0500

STAFF REPORT
(Sketch Plat)

CASE NUMBER: SUB 2005-72 -- BUCHANAN PROPERTY ADDITION

OWNER/APPLICANT: Tim Buchanan, 7309 E. 21st St. North, Suite 110, Wichita, KS 67206

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of Central, West of 127th St. East

SITE SIZE: 35.97 acres

NUMBER OF LOTS

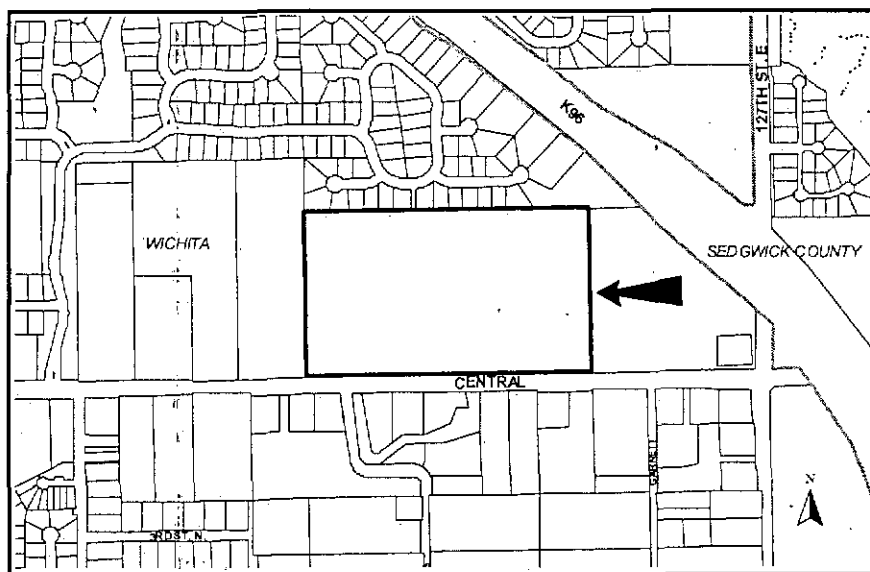
Residential:	66
Office:	
Commercial:	
Industrial:	
Total:	<u>66</u>

MINIMUM LOT AREA: 8,757 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2005-72 -- Sketch Plat of BUCHANAN PROPERTY ADDITION
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- N. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that 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.
- O. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6-8. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- P. On the final plat, GIS needs to comment on the plat's street names.
- Q. 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.
- 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 that 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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- 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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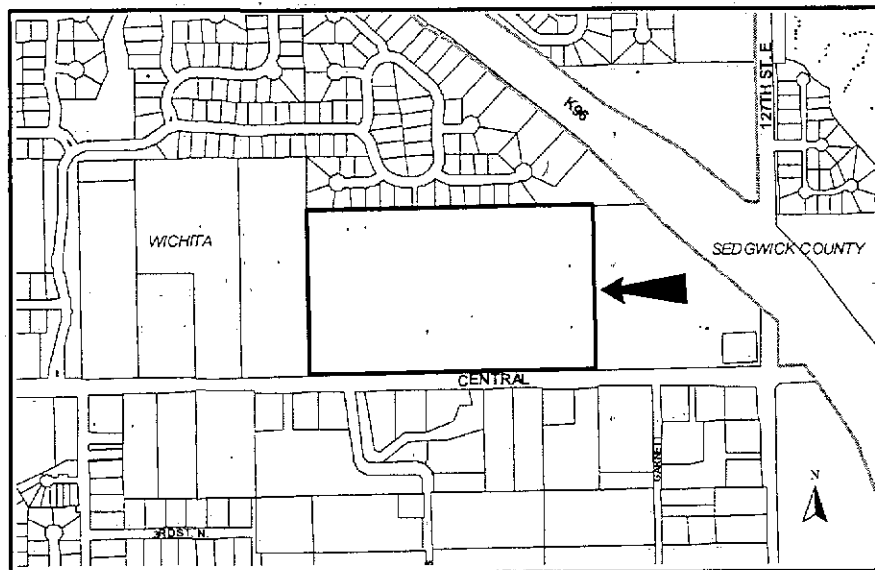
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NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. Traffic Engineering needs to comment on the location of the street openings. Complete access control has been platted along Central frontage. The final plat shall reference the dedication of access controls in the plat's text.
- E. Traffic Engineering has requested that Reserve C be denoted as a street right-of-way extending to the north in order to provide for connection with Balthrop 4th Addition. This connection was a condition of plat approval by City Fire Department for Balthrop 4th Addition.
- F. The lots shall be renumbered and included within two blocks.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- I. Reserve D shall be platted to replace one of the areas denoted as Reserve C.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Central.
- M. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.

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