



Note: This site is located in the County adjacent to Wichita's City limits in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. In order to allow for the lot sizes being platted, the applicant will need to request annexation to Wichita. This final plat is consistent with the preliminary plat in regards to lot configuration and street layout.

STAFF COMMENTS:

- A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering requests an off-site utility easement for sanitary sewer.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. A letter may be needed from KDOT regarding any drainage onto their property.
- F. The dedication of access controls along the Kansas Turnpike shall be referenced in the plattor's text.
- G. 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.
- H. 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.
- I. Engineering needs to comment on the need for improvements to 143rd St. East.
- J. The applicant shall guarantee the installation of the interior streets. A sidewalk will be required along one side of the interior street.

- K. 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.
- L. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Glenfield at the plat's south line. The temporary turnaround shall be established by separate instrument.
- M. 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.
- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- V. 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.
  
- W. 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.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7  
March 18, 1999

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 99-18 - THE GLEN ADDITION

OWNER/APPLICANT: Scott Ventures, L.L.C., 21 Scottsdale, Wichita, KS 67230

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

LOCATION: South of Kansas Turnpike, on the west side of 143rd St. East

SITE SIZE: 33.19 acres

NUMBER OF LOTS

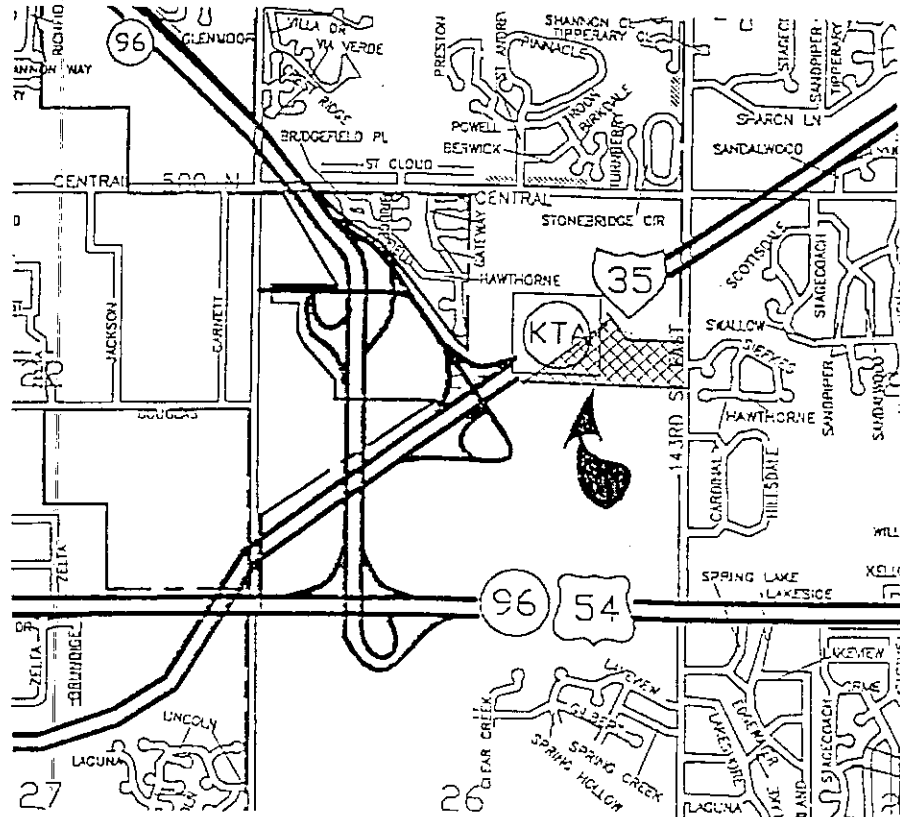
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 8,944 sq.ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



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STAFF COMMENTS:

- A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- F. The final plat shall denote complete access control along the site's frontage to 143rd St. East and Kansas Turnpike. The dedication of access controls shall be referenced in the plat's text.
- G. The wall easement shall be referenced in the plat's text.
- H. 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.
- I. Engineering needs to comment on the need for improvements to 143rd St. East.
- J. The 1,600 ft length of Glen exceeds the maximum length for cul-de-sacs (600 ft) and City/County Fire needs to comment on its acceptability. (The Subdivision regulations only permit 1,600 ft cul-de-sacs when an overall preliminary plat indicates eventual continuation of the street.)
- K. The applicant shall guarantee the installation of the interior streets.

- L. 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.
- M. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Glen at the plat's south line. The temporary turnaround shall be established by separate instrument.
- N. Fire Department shall comment on the acceptability of the street names.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.

S/D 99-18 -- Preliminary Plat of THE GLEN ADDITION

March 18, 1999

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- X. 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.