

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10.

March 5, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-20 - BALTHROP 2ND ADDITION

OWNER/APPLICANT: Preston Trails, L.C. and Cecilia Balthrop Trust; 8100 E. 22nd St. North, #1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Professional Engineers Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of Central, East side of Greenwich Road

SITE SIZE: 13.7 acres

NUMBER OF LOTS

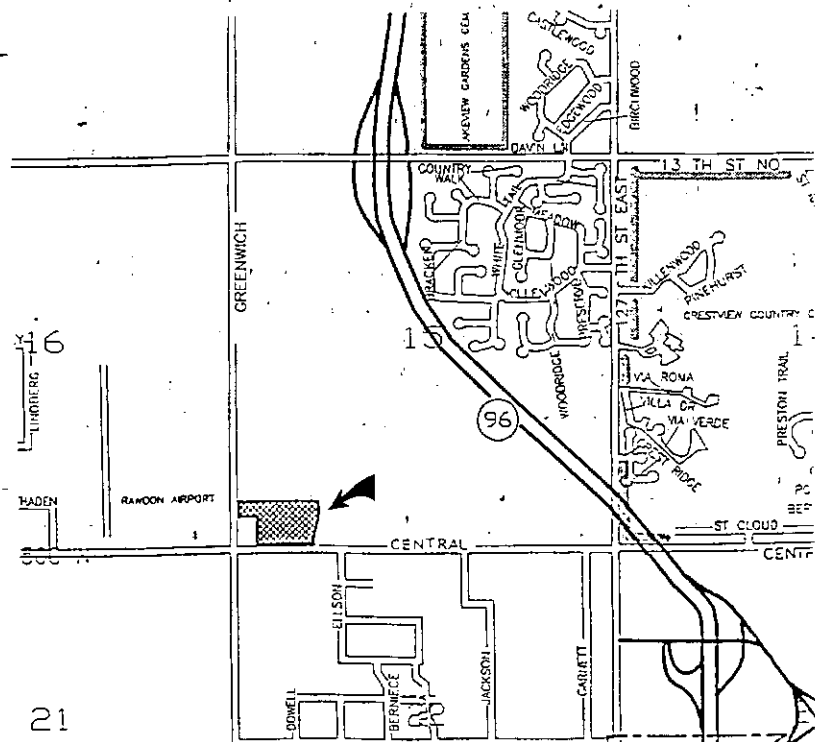
Residential: 11
Office: 1
Commercial: 3
Industrial: 0
Total: 14

MINIMUM LOT AREA: 12,000 sq. ft.

CURRENT ZONING: LC, Limited Commercial, and SF-6, Single Family (Reserves A and B)

PROPOSED ZONING: Same

VICINITY MAP



Note: This site was annexed February 1998, and is a replat of three lots in the Balthrop Addition. The plat is governed by DP-232, an Amendment to the Preston Trails Commercial Community Unit Plan, which was approved by the MAPC on February 12, 1998 subject to replatting. The CUP amendment permitted duplexes in the 11 lots platted in Block 1.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. The applicant shall provide a guarantee to the County for the extension of sanitary sewer. The applicant shall provide a guarantee to the City for the extension of City water to serve the lots being platted. City Engineering needs to comment on the situation involving existing guarantees for this site and requirements for providing new or revised guarantees.
- 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 plan along with the acceptability of the minimum building pad elevations depicted on the plat.
- D. The applicant shall guarantee the paving of the proposed interior street - Bristol Court.
- E. In accordance with the Amendment to the CUP, the applicant shall guarantee a left-turn lane in Greenwich Road. Traffic Engineering needs to comment on the need for other improvements.
- F. In accordance with the Amendment to the CUP, cross-lot circulation agreements will be needed for the commercial lots to assure internal vehicular movement between parcels.
- G. The plat depicts four access openings along Central - one per lot - in accordance with the CUP Amendment. One opening along Greenwich Road is depicted on the plat in accordance with the CUP Amendment. MAPD requests that a joint access be created between two of the commercial lots as the Subdivision regulations encourage shared access for commercial lots along arterials.
- H. 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.

- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating all applicable property taxes have been paid.
- J. 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.
- K. 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.
- L. A CUP Certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-232) and its special conditions for development on this property.
- M. 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.)
- N. 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.
- O. 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

- to be determined.
- P. 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.
 - Q. Perimeter closure computations shall be submitted with the final plat tracing.
 - R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
 - S. 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.
 - T. 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.

PROFESSIONAL
ENGINEERING CONSULTANTS, PA
303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691
Fax (316) 262-3003

LETTER OF TRANSMITTAL

DATE 2-17-98	JOB NO. 36-97D42-4018
ATTENTION Vicky Huang, P.E.	
RE: Bathrop 2nd Addition	

TO City of Wichita - Engineering
455 N. Main - 7th Floor

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order Other: _____

COPIES	DATE	NO.	DESCRIPTION
2		1	Drainage Plan for referenced addition

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment

FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

RECEIVED

FEB 18 1998

CITY - ENGINEERING

COPY TO Mr. James Weber, P.E., SCBPS SIGNED Darwin R. Cronk, P.E.

If enclosures are not as noted, kindly notify us at once.

