

STAFF REPORT
(Revised Preliminary Plat)

CASE NUMBER: S/D 00-09 -- AUBURN HILLS 12TH ADDITION

APPLICANT: West Wichita Development, Inc., Attn: Jay Russell, 12602 W. 13th Street, Wichita, KS 67235

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

LOCATION: West of 135th Street West, South side of Maple

SITE SIZE: 36.6 Acres

NUMBER OF LOTS

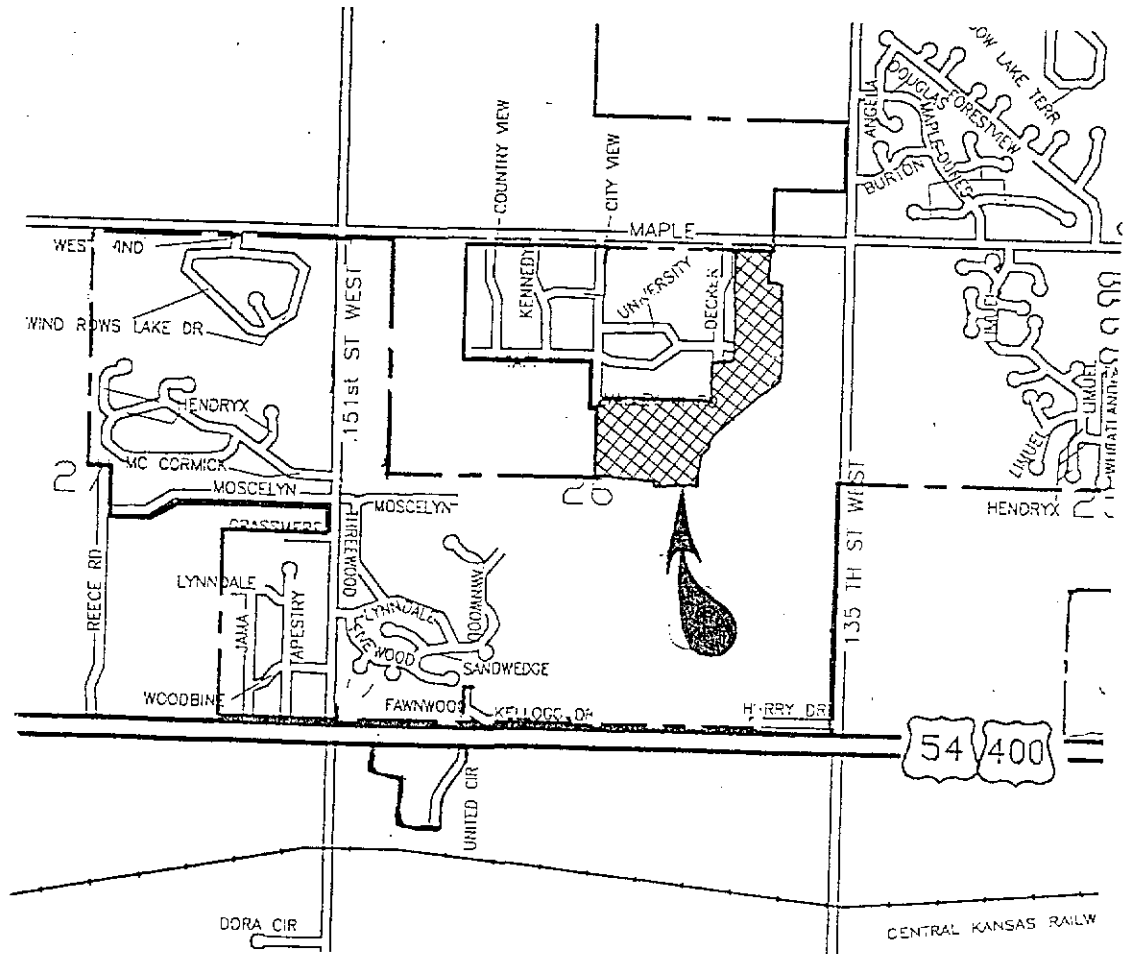
Residential:	134
Office:	
Commercial:	
Industrial:	
Total:	<u>134</u>

MINIMUM LOT AREA: 5,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a portion of the overall preliminary plat for Auburn Hills 6th Addition. The south portion of this plat was originally platted as one parcel and designated as "Future Multi-Family". This street layout eliminates a connection from Maple to the southern portion of the plat. This southern portion will connect with Auburn Hills 13th Addition to the east. The plat includes the dedication of right-of-way for Valley Hi Road which triggers the dedication of this contingent right-of-way.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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. A turnaround will need to be provided at the terminus of Decker Drive.
- E. Blocks A, C and E should be combined into one block.
- F. To improve access to Reserve A, it is recommended that Reserve A be extended northward to connect with the south terminus of Nineiron Place, and extended southward to connect with the northern terminus of Nineiron Court.
- G. The applicant shall guarantee the paving of the interior streets.
- 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. 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.
- J. City Fire Department should comment on the acceptability of the plat's street names.
- K. City Fire Department should comment on the acceptability of the hammerhead turnarounds.
- L. Complete access control shall be adjusted along the site's frontage to 135th Street West to allow access to Nineiron Street. The dedication of access controls shall be referenced in the plat's text.
- M. 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.

- N. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a Restrictive Covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 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 plat consists of fifteen lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The applicant has submitted a table indicating that the amount of open space provided in the Reserves (102,533 sq. ft.) exceeds the cumulative total reduction in lot area (8,513 sq. ft.) in conformance with the Cluster Development provisions. The final plat shall include this table on the face of the plat.
- Q. In addition to the standard restrictive covenant required per Item G above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- R. The northeast tie point should be correctly labeled.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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 a 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.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
February 3, 2000

STAFF REPORT
(Revised Preliminary Plat)

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NUMBER OF LOTS

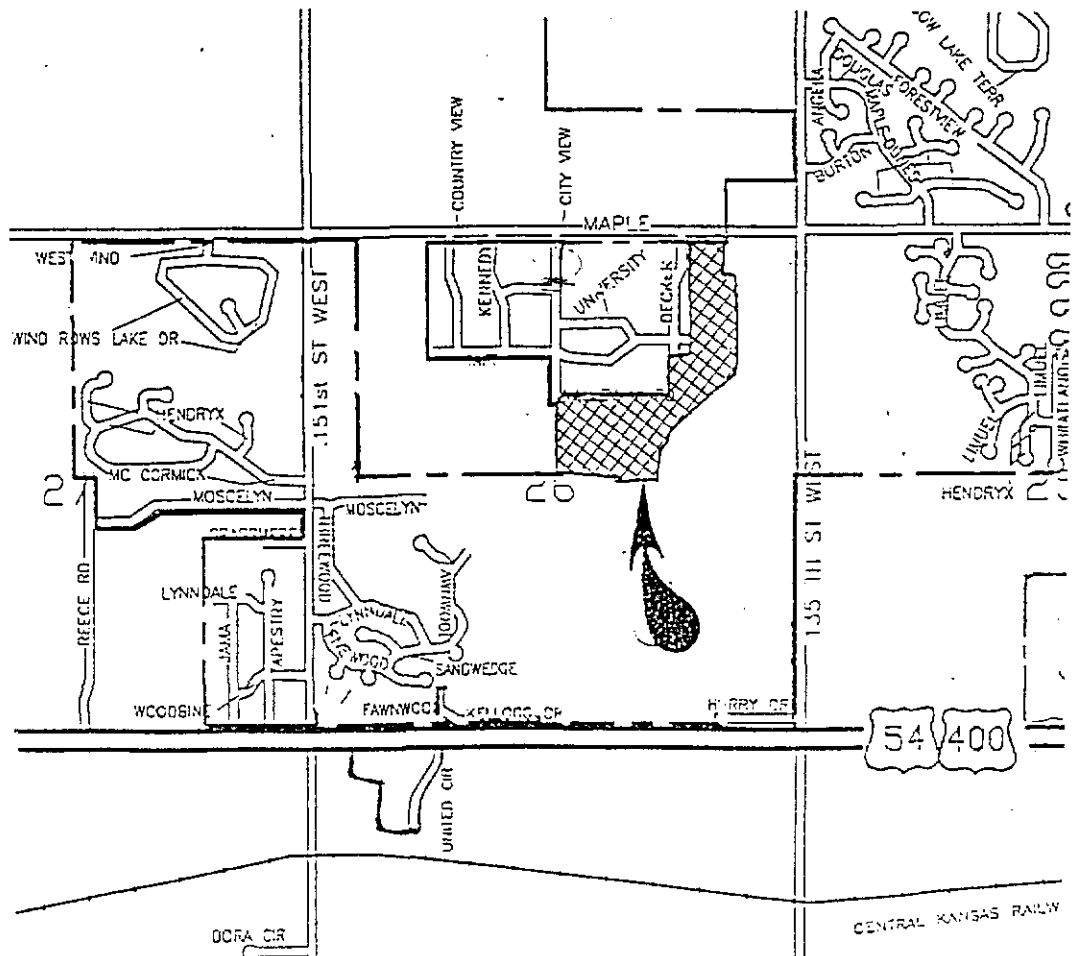
Residential:	134
Office:	
Commercial:	
Industrial:	
Total:	<u>134</u>

MINIMUM LOT AREA: 5,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



AUBURN HILLS 12TH ADDITION

LOT	BLOCK	AREA	SHORTAGE
4	A	5052	948
5	A	5057	943
6	A	5050	950
2	B	5620	380
3	B	5650	350
4	B	5650	350
5	B	5650	350
6	B	5650	350
7	B	5650	350
8	B	5650	350
6	C	5214	786
7	C	5264	736
8	C	5262	732
9	C	5263	732
3	F	5794	205
TOTAL		81427	8513

NOTE:
 REQUIREMENT FOR 15 LOTS = 90000 SQ. FT. (MIN.)

RESERVE	AREA
"A"	32313
"B"	66164
"C"	4056
TOTAL	102533

Note: This site is a portion of the overall preliminary plat for Auburn Hills 6th Addition. The south portion of this plat was originally platted as one parcel and designated as "Future Multi-Family". This street layout eliminates a connection from Maple to the southern portion of the plat. This southern portion will connect with Auburn Hills 13th Addition to the east. The plat includes the dedication of right-of-way for Valley Hi Road which triggers the dedication of this contingent right-of-way.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements.
- 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. A turnaround will need to be provided at the terminus of Decker Drive.
- E. Blocks A, C and E should be combined into one block.
- F. ~~To improve access to Reserve A, it is recommended that Reserve A be extended northward to connect with the south terminus of Nineiron Place, and extended southward to connect with the northern terminus of Nineiron Court.~~
- G. The applicant shall guarantee the paving of the interior streets.
- 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. 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.
- J. City Fire Department should comment on the acceptability of the plat's street names.
- K. City Fire Department should comment on the acceptability of the hammerhead turnarounds.
- L. Complete access control shall be adjusted along the site's frontage to 135th Street West to allow access to Nineiron Street. The dedication of access controls shall be referenced in the plat's text.
- M. 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.

- N. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a Restrictive Covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 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 plat consists of fifteen lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The applicant has submitted a table indicating that the amount of open space provided in the Reserves (102,533 sq. ft.) exceeds the cumulative total reduction in lot area (8,513 sq. ft.) in conformance with the Cluster Development provisions. The final plat shall include this table on the face of the plat.
- Q. In addition to the standard restrictive covenant required per Item G above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- R. The northeast tie point should be correctly labeled.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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 a 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.

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

STAFF REPORT
(Final Plat, Revised Preliminary Plat Approved 2/3/00)

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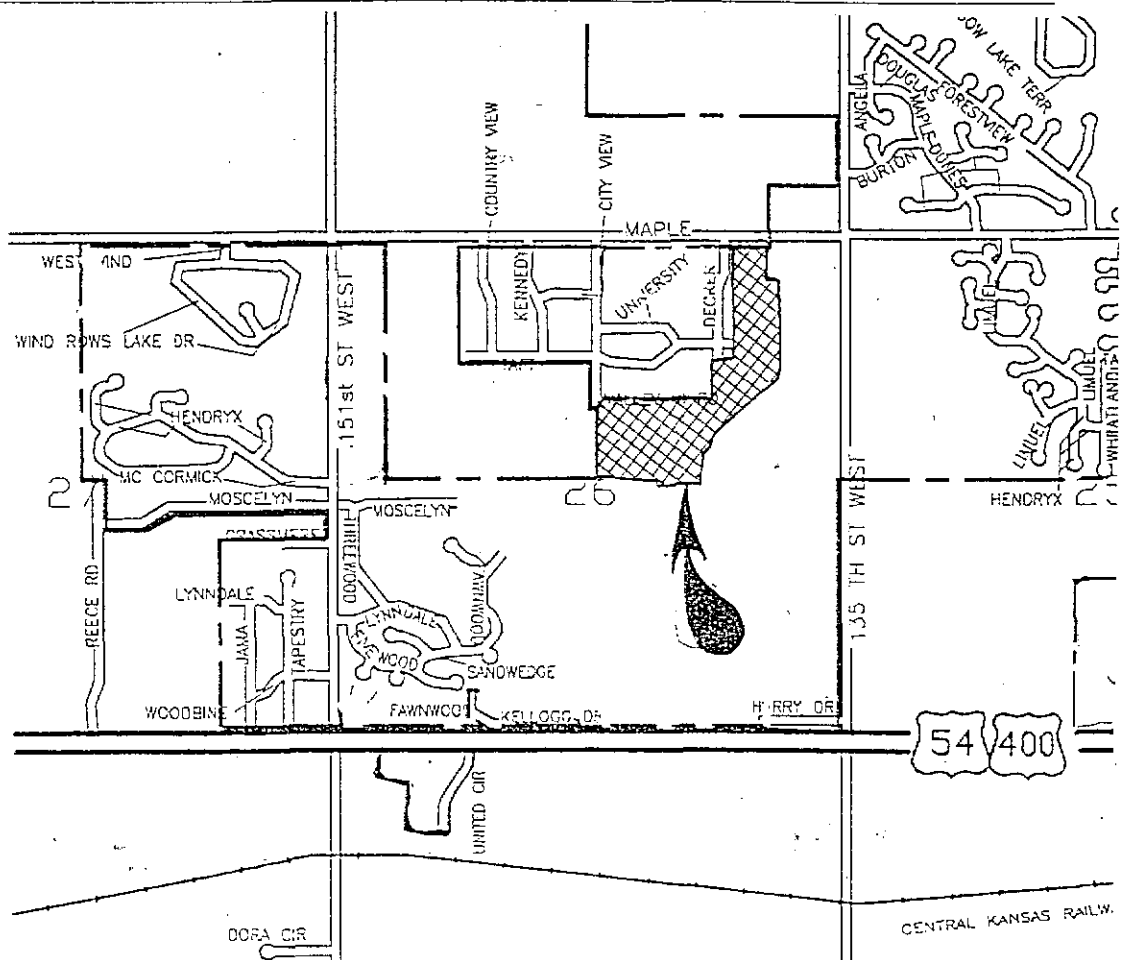
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer 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 plan. A drainage guarantee is required.
- D. A temporary turnaround will need to be provided at the western terminus of Onewood.
- E. Traffic Engineering will meet with the Applicant before the final plat submittal to review the location of the Nineiron/Maple intersection.
- F. The applicant shall guarantee the paving of the interior streets, Valley Hi Road and the portion of Decker and Taft which adjoins the lots in this plat. The Applicant shall meet with the property owners on Valley Hi Road before the final plat submittal regarding their participation in the paving guarantee.
- 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. City Fire Department should comment on the acceptability of the plat's street names. Decker Drive should be Decker Street. Nineiron Place should be Nineiron Court.
- J. The Applicant shall dedicate an additional 6 feet of right of way along Valley Hi Road in order to activate the contingent right-of-way dedication along the northern half of the street.
- K. To provide an additional point of access for the lots located on Onewood Place, City Fire Department requests an emergency access easement to connect Onewood Place with Valley Hi Road or Decker.
- 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. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
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- Q. The definite location of the gas easement needs to be denoted for Lot 47, Block D.
- R. Dimensions need to be added for the following: Between lots 8 and 9, Block A; the north line of Lots 12 and 13, Block A; west line of Lot 14, Block A; and the south line of Lot 7, Block C.
- S. 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.
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- ZZ. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. Southwestern Bell and KGE have requested additional easements which have been denoted on the final plat.
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CLOSURE - AUBURN HILLS 12^{LE} ADDITION

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*****
L001
*****
1          N          5000.000  E          5000.000  S          0+00
S 89-48'02.0"E    1179.640
2          N          4995.894  E          6179.633  S          11+79.640
N 00-12'28.0"E    522.030
3          N          5517.920  E          6181.526  S          17+01.670
S 89-48'02.0"E    64.000
4          N          5517.698  E          6245.526  S          17+65.670
N 00-09'13.0"E    206.000
5          N          5723.697  E          6246.078  S          19+71.670
S 89-48'02.0"E    33.000
PC1        N          5723.582  E          6279.078  S          20+04.670
R = 271.450      L = 131.708      DEL = - 27-48'00.0"
T = 67.177      LC = 130.420      N 76-17'58.0"E
PT1        N          5754.472  E          6405.787  S          21+36.378
null distance and bearing
PC2        N          5754.472  E          6405.787  S          21+36.378
R = 213.450      L = 14.776      DEL = + 03-57'59.0"
T = 7.391      LC = 14.773      N 64-22'57.5"E
PT2        N          5760.859  E          6419.108  S          21+51.154
N 00-09'13.0"E    492.510
11         N          6253.367  E          6420.428  S          26+43.664
N 04-02'28.0"E    176.060
12         N          6428.989  E          6432.836  S          28+19.724
N 00-08'16.0"E    352.000
13         N          6780.988  E          6433.682  S          31+71.724
S 89-48'02.0"E    323.980
14         N          6779.861  E          6757.660  S          34+95.704
S 00-05'53.0"W    413.520
15         N          6366.341  E          6756.952  S          39+09.224
S 89-48'02.0"E    48.280
16         N          6366.173  E          6805.232  S          39+57.504
S 20-07'12.0"E    165.190
17         N          6211.064  E          6862.055  S          41+22.694
S 04-30'17.0"E    466.400
18         N          5746.105  E          6898.687  S          45+89.094
SOUTH        253.770
19         N          5492.335  E          6898.687  S          48+42.864
S 27-03'52.0"W    177.870
20         N          5333.942  E          6817.758  S          0+00
S 56-21'42.0"W    391.990
21         N          5116.800  E          6491.406  S          3+91.990
S 54-31'24.0"W    401.720
22         N          4883.653  E          6164.265  S          7+93.710
S 49-59'00.0"W    255.400
23         N          4719.428  E          5968.665  S          10+49.110
S 20-43'53.0"W    184.220
24         N          4547.136  E          5903.453  S          12+33.330
S 30-56'25.0"W    103.460
25         N          4458.398  E          5850.260  S          13+36.790
S 61-33'30.0"W    87.950
26         N          4416.511  E          5772.925  S          14+24.740
S 16-13'53.0"W    169.950
27         N          4253.335  E          5725.421  S          15+94.690
S 59-58'27.0"W    111.750
28         N          4197.416  E          5628.668  S          17+06.440
S 85-06'11.0"W    56.770
29         N          4192.570  E          5572.106  S          17+63.210
S 05-55'07.0"W    43.350
30         N          4149.451  E          5567.635  S          18+06.560
S 51-50'21.0"W    98.790
31         N          4088.412  E          5489.959  S          19+05.350
N 89-29'11.0"W    229.640
32         N          4090.470  E          5260.328  S          21+34.990
N 00-30'49.0"E    64.000
33         N          4154.468  E          5260.902  S          21+98.990
N 89-29'11.0"W    262.980
34         N          4156.825  E          4997.932  S          24+61.970
N 00-08'28.0"E    843.180
35         N          5000.003  E          5000.009  S          33+05.150
LENGTH= 3305.150

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