

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 12
December 10, 1998**

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 98-113- AUBURN HILLS 9TH ADDITION

OWNER/APPLICANT: West Wichita Development Inc., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235; Jim Goentzel Construction, Inc. (contract purchaser), Attn: Jim Goentzel, 216 N. Waco, Suite C, Wichita, KS 67202

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

LOCATION: South of Maple, East side of 135th St. West

SITE SIZE: 8.07 acres

NUMBER OF LOTS

Residential:	31
Office:	
Commercial:	
Industrial:	
Total:	<u>31</u>

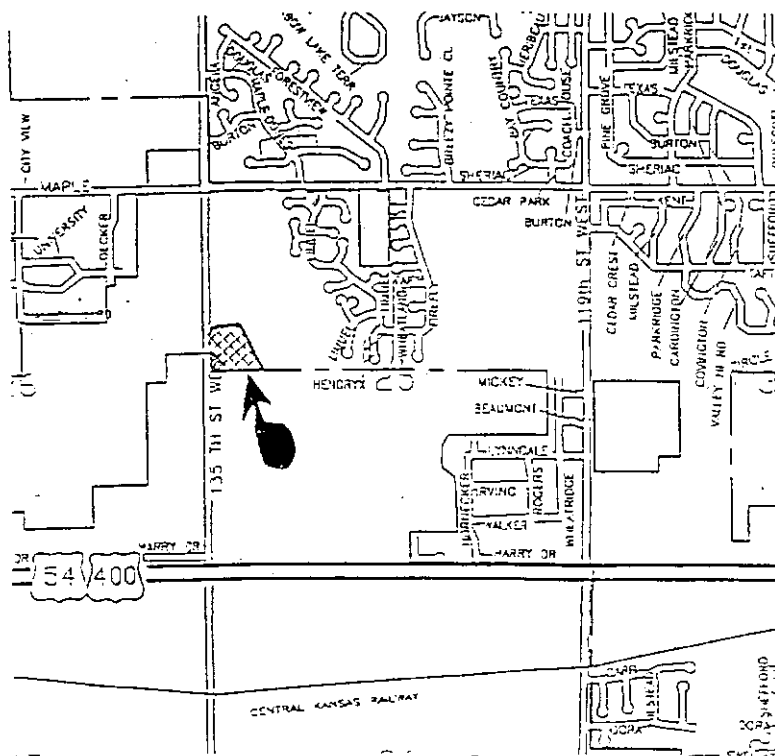
MINIMUM LOT AREA: 6,405 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

MAIN 2, C15

VICINITY MAP



Note: This site was included in the overall preliminary plat for Auburn Hills 6th Addition, originally platted as one parcel and designated as "Future Multi-Family". The applicant currently proposes 31 single family lots.

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. A right-of-way dedication will need to be established by separate instrument for the relocation of 135th St. West. A paving guarantee is required for 135th St. West.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee the paving of the interior streets. For the narrow public 32-foot streets, this guarantee shall be for the 29-foot paving standard. This guarantee shall also include all needed improvements required for the emergency access easement as is required by the City Fire Department.
- F. 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.
- G. 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.
- H. Access to Reserve G shall be created with an access easement or extending the reserve to the street.

- I. The 20-ft building setback in Lot 6, Block B needs to be labeled accurately.
- J. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- K. City Fire Department shall comment on the acceptability of the plat's street names.
- L. The final plat tracing shall also be signed by any party holding a mortgage on the site. The platting binder shows that the State Bank of Colwich as holding such a mortgage.
- 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 32-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 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.

CLOSURE - AUBURN HILLS 9TH ADD.

L001

L001							

1		N	5000.000	E	5000.000	S	0+00
	N 00-05'53.0"E		328.310				
PC1		N	5328.310	E	5000.562	S	3+28.310
	R = 530.300	L = 232.773	DEL = + 25-08'59.0"				
	T = 118.292	LC = 230.909	N 12-40'22.5"E				
PT1		N	5553.593	E	5051.220	S	5+61.083
	null distance and bearing						
PC2		N	5553.593	E	5051.220	S	5+61.083
	R = 544.670	L = 119.547	DEL = - 12-34'32.0"				
	T = 60.015	LC = 119.307	N 18-57'36.0"E				
PT2		N	5666.427	E	5089.984	S	6+80.630
	EAST		237.070				
7		N	5666.427	E	5327.054	S	9+17.700
	S 35-09'00.0"E		652.490				
8		N	5132.920	E	5702.704	S	15+70.190
	SOUTH		120.760				
9		N	5012.160	E	5702.704	S	16+90.950
	S 89-00'31.0"W		702.810				
1		N	5000.000	E	5000.000	S	23+93.759
LENGTH=	2393.759	AREA=	351633.417	SF		8.072	ACRES