

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **12.**

August 20, 1998

STAFF REPORT

(Final Plat of Portion of Overall Preliminary, Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 98-83 - AUBURN HILLS 7TH ADDITION

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

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

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

SITE SIZE: 8.2 acres

NUMBER OF LOTS

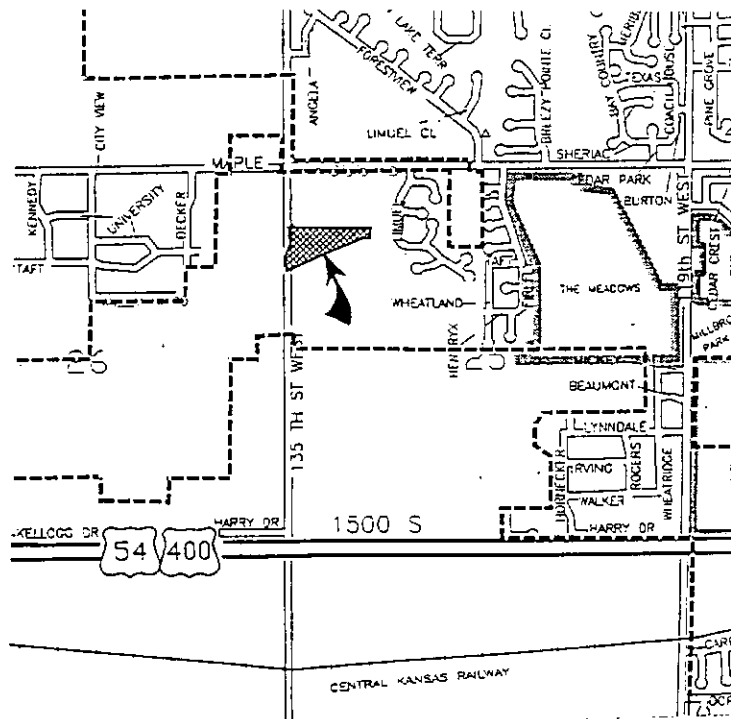
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 8.2 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: MF-29, Multi-Family Residential

VICINITY MAP



Note: This plat is a portion of an overall preliminary plat approved December 11, 1997. This site has been approved for a zone change (Z-3279) from SF-6, Single-Family to MF-29, Multi-Family zoning. A Protective Overlay district was also established (P-O No. 38) which imposed restrictions on architectural controls, building size and landscaping.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any 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.
- D. Traffic Engineering needs to comment on the two access openings denoted along 135th St. West.
- E. Based upon the platting binder, the site is also in the ownership of other parties. These parties need to be made signatories to the plat.
- F. The applicant is reminded that in accordance with the Protective Overlay, a landscape buffer is required along 135th Street, at least 40 feet from the lot line.
- G. A Protective Overlay Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved Protective Overlay (P-O, No. 38) and its special conditions for development on this property.
- H. A note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Protective Overlay No. 38.
- I. 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.)
- J. 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.

- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

CLOSURE- AUBURN HILLS 7TH ADD,

LO01

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FC1
R = 444.670 L = 340.417 DEL = + 43-51'46.0"
T = 179.039 LC = 332.165 N 03-19'12.0"E
FT1
null distance and bearing
FC2
R = 630.000 L = 276.575 DEL = - 25-09'12.0"
T = 140.552 LC = 274.360 N 12-40'29.0"E
FT2
N 88-59'02.0"E 1038.990
6 N 5617.706 E 6118.262 S 16+55.982
7 S 00-05'53.0"W 172.580
8 N 5445.127 E 6117.967 S 18+28.562
9 S 88-59'02.0"W 180.000
10 N 5441.935 E 5937.995 S 20+08.562
11 S 64-46'21.4"W 1036.890
12 N 5000.000 E 5000.000 S 30+45.452
LENGTH= 3045.452 AREA= 380489.897 SF 8.735 ACRES

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SUBDIVISION COMMITTEE
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AGENDA ITEM NO. 10.

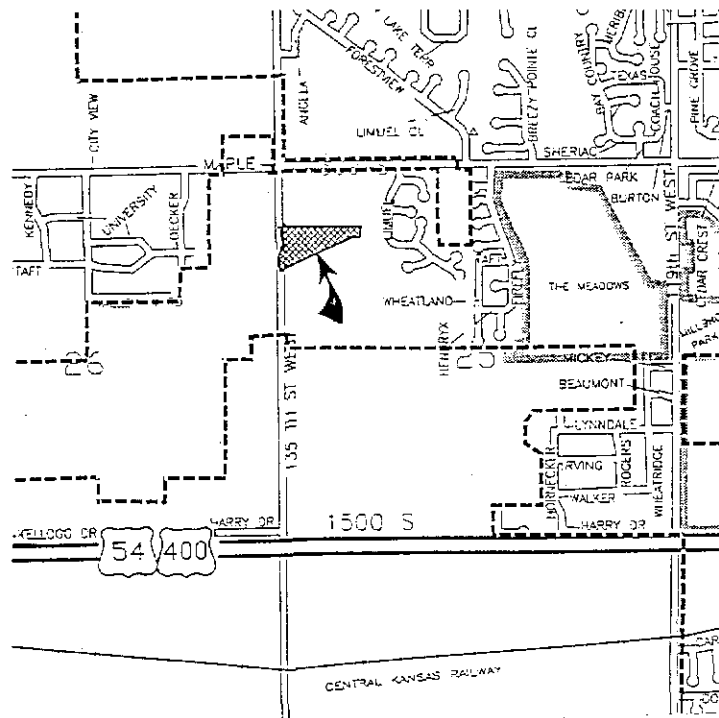
September 3, 1998

STAFF REPORT

(Final Plat of Portion of Overall Preliminary-Approved *Deferred* 08/20/98,
Preliminary Plat-Approved 12/11/97)

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