

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13

December 11, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-96 AUBURN HILLS 6TH ADDITION

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

SURVEYOR/ENGINEER: Baughman Co., Phil Meyer, 315 S. Ellis, Wichita,
KS 67211

AGENT: Savoy, Ruggles & Bohm, Randy Johnson, 924 N.
Main, Wichita, KS 67203

LOCATION: Between 119th Street West to 151st Street West,
and between Maple Street and Kellogg

SITE SIZE: 256.6 acres

NUMBER OF LOTS

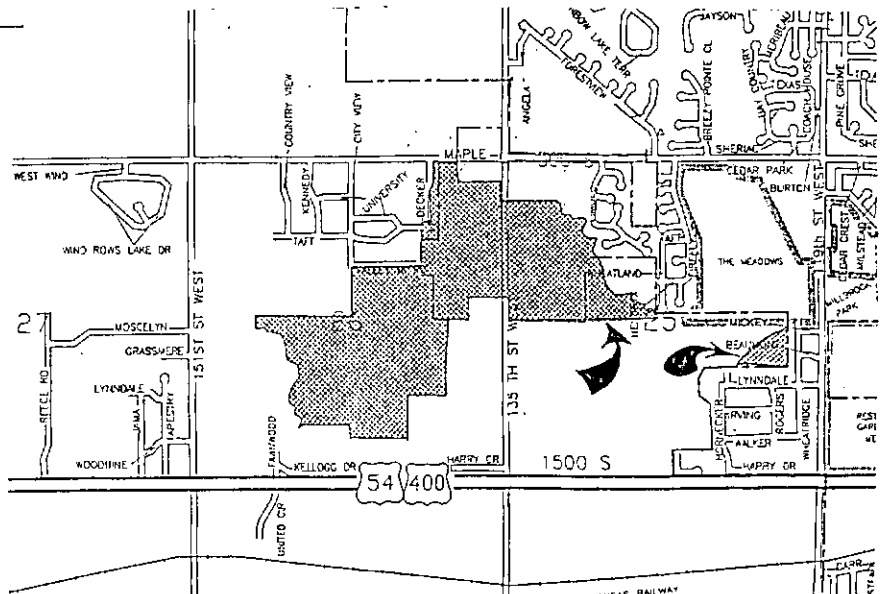
Residential:	356
Office:	
Commercial:	
Industrial:	
Total:	<u>356</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: SF-6, Single Family, MF-18, Multi-Family

VICINITY MAP



Note: This site was recently annexed to the City which was necessary to allow for the lot sizes being platted. The property was converted to SF-6, Single Family upon annexation. This site is located in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the paving of the interior streets. This guarantee shall also provide for sidewalks. Sidewalks shall be required along one side of each through-type street; which would consist of all streets denoted on the plat as containing a 64-foot right-of-way.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. 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.
- F. 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.
- G. Temporary turnarounds will be needed for the terminus of Fawnwood corresponding with the turnarounds denoted on Auburn Hills 5th Addition. On the final plat, the area for temporary turnarounds should be shown with dashed lines around the area of the actual street. The plattor's text should then indicate that the temporary turnaround areas will automatically be vacated upon the extension of the streets.

- H. Traffic Engineering needs to comment on the need, if any, for improvements to 135th Street West.
- I. Traffic Engineering needs to comment on the access of Dogleg to Kellogg/U.S. 54 Highway.
- I. City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- J. 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.
- K. The representative from the City's Fire Department should be prepared to comment on the acceptability of the plat's street names. The street name "Putter" currently exists approximately 2.5 miles east of this plat.
- L. The applicant is reminded that a platting binder is required with the final plat.
- M. The contents of the final plat must be in accordance with Part 4, Article 5 of the MAPC Subdivision Regulations.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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,

S/D 97-96 -- Preliminary Plat of THE AUBURN HILLS 6TH ADDITION
December 11, 1997 - Page 4

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.

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

CITY - ENGINEERING

DEC - 5 1997

RECEIVED

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3.

April 23, 1998

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

CASE NUMBER: S/D 97-96 AUBURN HILLS 6TH ADDITION

OWNER/APPLICANT: Auburn Hills, 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 of 135th St. West

SITE SIZE: 1.78 acres

NUMBER OF LOTS

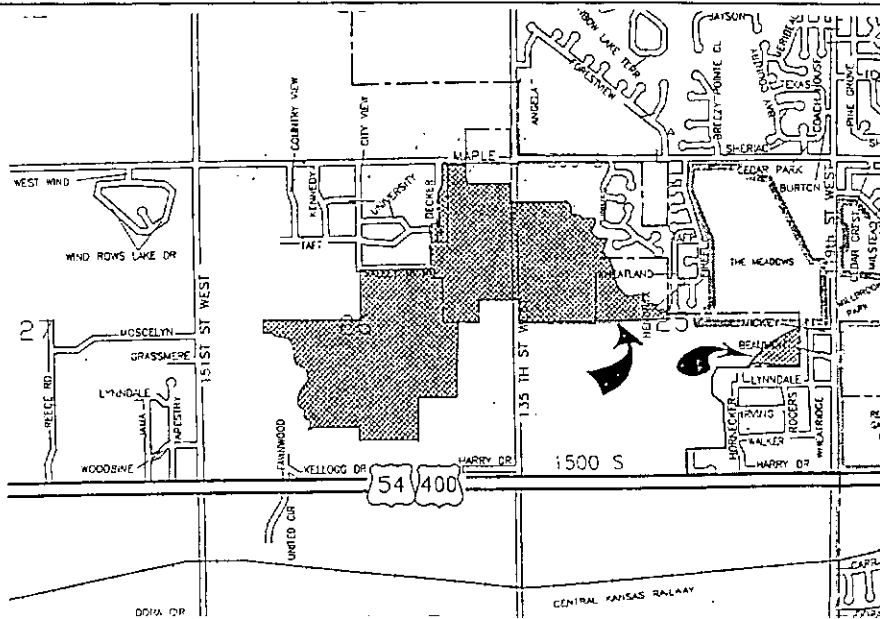
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 9,611 sq. ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This plat is a portion of an overall preliminary plat approved December 11, 1997. It is also a replat of a portion of Auburn Hills 2nd and 4th Additions. The overall preliminary plat contained three lots which has been increased to six lots in this plat.

STAFF COMMENTS:

- A. City Engineering needs to comment on the existing guarantees and the need for any requirements for providing new guarantees.
- B. The applicant shall guarantee the paving of the interior street.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- F. 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.)
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- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
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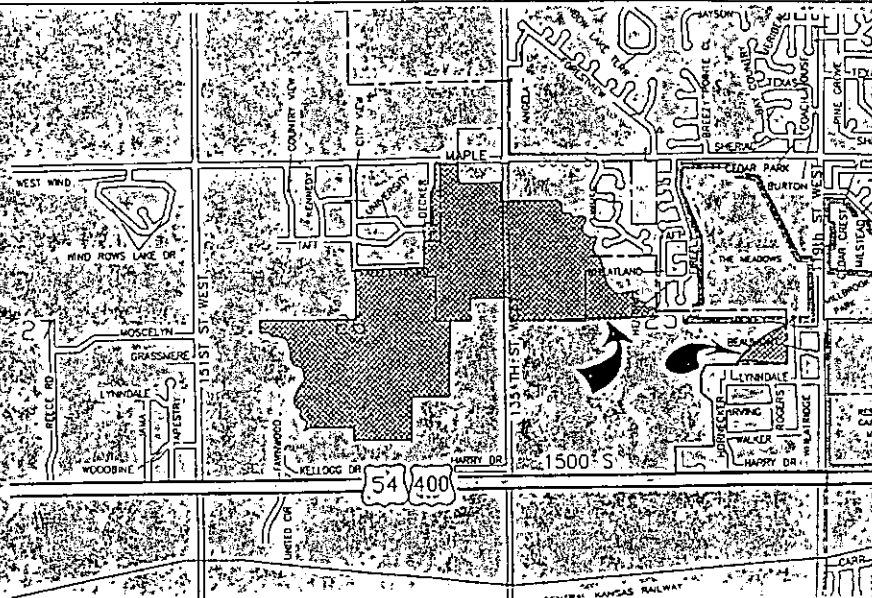
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 9,611 sq. ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: Same

VICINITY MAP



*Do lots 2,3 & 4 live over
an existing ditch? If so,
what happens to water? If
maintained by drainage
easements shall these
City responsibilities be*

CLOSURE - AUBURN HILLS 6TH ADD.

 L001

1		N	5000.000	E	5000.000	S	0+00
S	01-00'00.0"E		147.350				
2		N	4852.672	E	5002.572	S	1+47.350
S	41-00'00.0"W		103.840				
3		N	4774.303	E	4934.446	S	2+51.190
S	41-00'00.0"W		35.160				
4		N	4747.768	E	4911.379	S	2+86.350
S	86-00'00.0"W		119.980				
5		N	4739.398	E	4791.692	S	4+06.330
N	49-00'00.0"W		174.520				
6		N	4853.894	E	4659.980	S	5+80.850
N	13-18'38.0"E		135.520				
7		N	4985.773	E	4691.180	S	7+16.370
N	01-00'00.0"W		35.840				
8		N	5021.608	E	4690.555	S	7+52.210
N	89-00'00.0"E		191.430				
9		N	5024.949	E	4881.956	S	9+43.640
S	01-00'00.0"E		27.000				
10		N	4997.953	E	4882.427	S	9+70.640
N	89-00'09.0"E		117.591				
1		N	5000.000	E	5000.000	S	10+88.231
LENGTH=	1088.231	AREA=	77340.002 SF				1.775 ACRES

Note: Only
6 lots actually
platted on Lincol
Cir.

Later re-platted into
Auburn Hills 10th Add
JUL 31/63