

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-03 -- CHAPEL HILL SECOND ADDITION

OWNER/APPLICANT: Chapel Hill Village, L.L.C., Chapel Hill Fellowship, 31 Cypress, Wichita, KS 67206

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 13th St. North, East of Greenwich

SITE SIZE: 43.2 acres

NUMBER OF LOTS

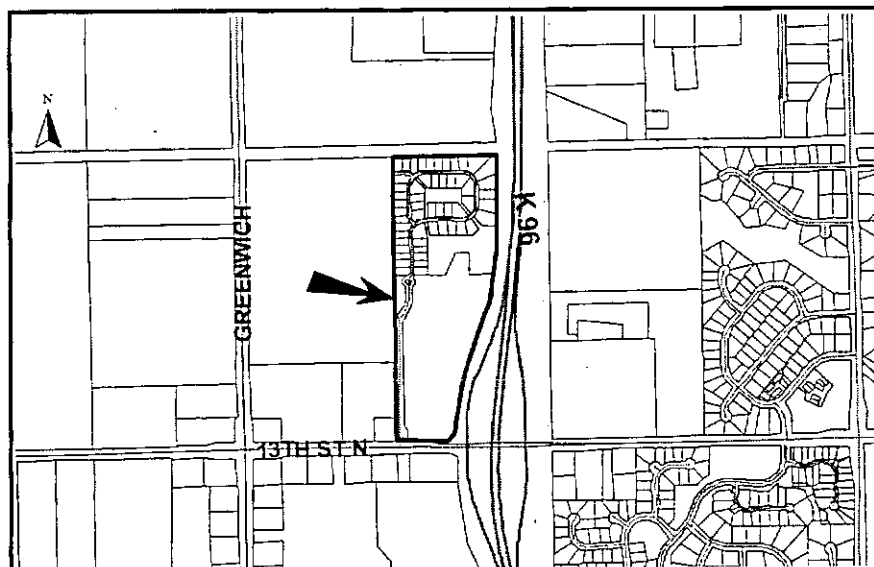
Residential:	41
Office:	
Commercial:	4
Industrial:	
Total:	<u>45</u>

MINIMUM LOT AREA: 8,500 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential, TF-3, Two-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, TF-3, Two-Family Residential, MF-18, Multi-Family Residential, LC, Limited Commercial, NR, Neighborhood Retail

VICINITY MAP



NOTE: This is a replat of the Chapel Hill Addition. The street layout has not been revised, although ten fewer lots are being platted. A portion of the site has been approved for a zone change (ZON 2002-49 and ZON 2002-50) from SF-5, Single-Family Residential to TF-3, Two-Family Residential, MF-18, Multi-Family Residential (Lot 1, Block 3), LC, Limited Commercial (Lots 1, 2 and 3; Block 1), and NR, Neighborhood Retail (Lot 1, Block 2).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on existing guarantees and the need for any requirements for providing new guarantees. *New action if not already secured. If already secured can do a response.*
- 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. If any drainage will be directed onto K-96 or the railroad right-of-way, a letter shall be provided from KDOT or the railroad indicating their agreement to accept such drainage. *Drainage plan approved.*
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one joint access opening along 13th St. North. **Traffic Engineering has required complete access control along 13th St. North. Lot 2 will need to obtain access to the internal street through an access easement platted within Lot 1 or Lot 3.**
- E. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The Applicant shall guarantee the paving of the proposed streets.
- G. The distance to the northernmost lots is approximately 2400 feet. The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. The applicant has proposed a temporary emergency access easement along the east property line, which will be vacated upon the extension of Summerfield to the west. **City Fire Department** needs to comment on any special requirements for this emergency access.
- H. The Parks and Pathways Plan has indicated that a recreation corridor should be provided along the north line of this plat. MAPD's Land Use staff recommends a 10-ft pedestrian access connection along the west line of Lot 26, Block 1, extending to the railroad right-of-way to the north. It is anticipated that this right-of-way will be converted into a recreation corridor and such access would benefit residents in this Addition.
- I. 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.

- 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 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.
- K. The City Fire Department/GIS needs to comment on the plat's street names. *Bedford Street shall be eliminated. Summerfield and Crestwood shall extend to Lot 16, Block 1.*
- L. County Surveying has requested bearings denoted on lot lines.
- M. 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.
- N. 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.
- 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 316-946-4556) 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 AutoCAD. This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR CHAPEL HILL 2ND ADDITION

PNT #

620	North: 382048.8791	East : 2375472.4156
	Line Course: N 00°47'40" W	Length: 2507.39'
616	North: 384556.0273	East : 2375437.6501
	Line Course: N 89°14'52" E	Length: 894.38'
615	North: 384567.7734	East : 2376331.9519
	Line Course: S 00°16'04" W	Length: 806.35'
614	North: 383761.4322	East : 2376328.1834
	Line Course: S 07°06'39" W	Length: 503.59'
616	North: 383261.7155	East : 2376265.8444
	Line Course: S 19°07'54" W	Length: 634.05'
612	North: 382662.6854	East : 2376058.0408
	Line Course: S 10°04'04" W	Length: 558.14'
611	North: 382113.1398	East : 2375960.4707
	Line Course: S 41°40'06" W	Length: 76.95'
610	North: 382055.6577	East : 2375909.3130
	Line Course: S 89°06'40" W	Length: 436.95'
620	North: 382048.8792	East : 2375472.4156

Perimeter: 6417.80' Area: 1,878,493 sq. ft. 43.12 acres