

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-140 – CLEAR CREEK ADDITION

OWNER/APPLICANT: Brentwood Development, Inc., Attn: Steve Miller, 527 N. Forestview,
Wichita, KS 67235

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS
67203

LOCATION: West side of 143rd St. East, South of Kellogg

SITE SIZE: 86.3 acres

NUMBER OF LOTS

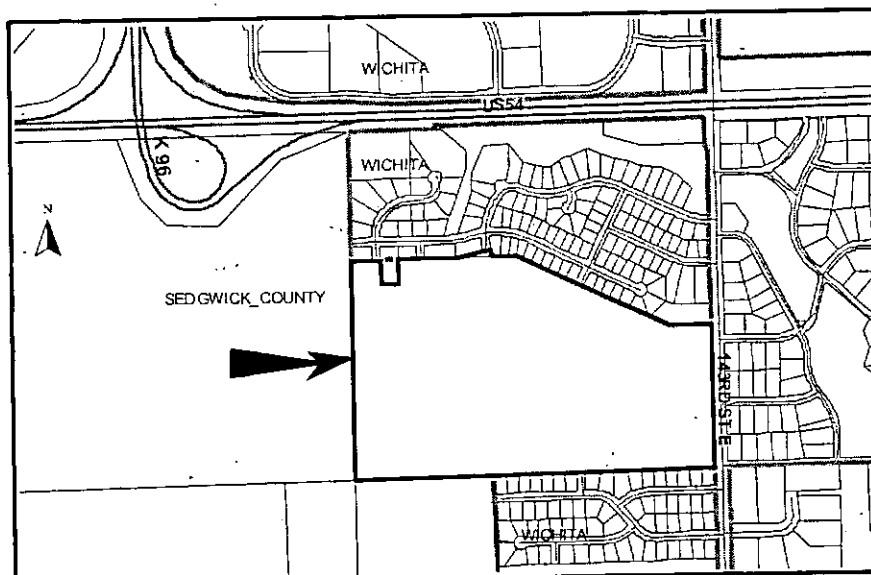
Residential:	190
Office:	
Commercial:	
Industrial:	
Total:	<u>190</u>

MINIMUM LOT AREA: 8,010 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation has been submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering advises that City Stormwater Management should review drainage at Creekside Lane and Spring Valley.
- E. Traffic Engineering has requested a petition for left turn lanes along 143rd St. East.
- F. The applicant should verify that the street opening for Lincoln is in alignment with Laguna across 143rd St.
- G. Lincoln should be extended to the west for increased mobility when development occurs in this location.
- H. Additional right-of-way is needed along 143rd St. East to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.
- I. The plat's text on the final plat shall note the dedication of the streets to and for the use of the public.
- J. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- L. 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.

SUB 2002-140 – Preliminary Plat of CLEAR CREEK ADDITION
January 16, 2003 - Page 3

- M. 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.
- N. 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.
- O. On the final plat, the signature line for the City Clerk needs to reference "Pat Graves".
- P. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".
- Q. The County Fire Department/GIS needs to comment on the plat's street names.
- R. 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.
- S. The plat's 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 316-946-4556) 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 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.

SUB 2002-140 – Preliminary Plat of CLEAR CREEK ADDITION
January 16, 2003 - Page 4

- 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, Preliminary Plat Approved 1/16/03)

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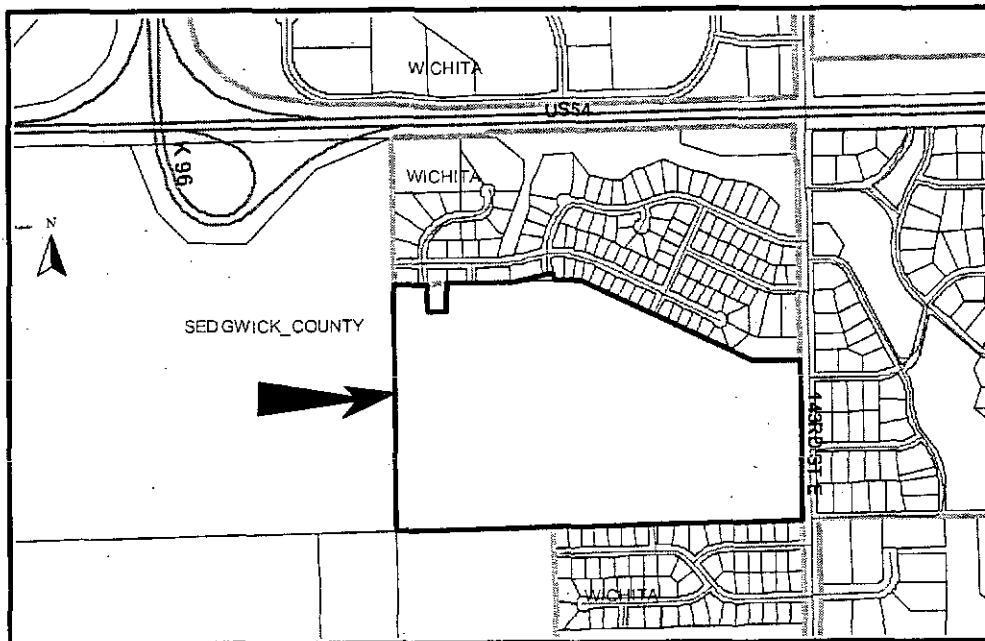
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- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. **City Engineering** needs to comment on the status of the drainage plan.

E. **Traffic Engineering** has requested a petition for left turn lanes along 143rd Street East.

F. Laguna should be extended to the west for increased mobility when development occurs in this location.

The extension of Laguna has been platted.

G. Additional right-of-way is needed along 143rd Street East to conform with the 60-foot half-street right-of-way required by the Access Management Regulations.

Additional street right-of-way has been platted as requested.

H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

I. 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.

J. For those reserves being platted for drainage purposes, the required covenant that 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.

K. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that 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.

- L. The County Fire Department/GIS needs to comment on the plat's street names. Revised street names have been requested.
- 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 platator's 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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Huang, Vicky

From: Carrier, Christopher
Sent: Tuesday, January 14, 2003 11:13 AM
To: Huang, Vicky ; Cable, Neil
Cc: Lackey, Stephen
Subject: ~~Clear Creek Addition~~

Sensitivity: Private

Just a quick note of concern on this plat that is to be considered by the Subdivision Committee tomorrow.

The drainage system downstream of this subdivision has a very limited capacity and we have had houses flood there before. About two years ago, we got an easement from Lusk and constructed a detention facility on Creek Side Lane at the south end of this plat. This stopped the flooding downstream for the storm we have had since we put it in.

It is imperative that ALL of the runoff from this subdivision go through a properly sized detention facility before it exits the plat going south. I doubt that will happen with what I see on the proposed plat. We also need to watch overflow routes for sws designed for less than the 100 year storm as that will naturally flow to the south and past or through properties that have flooded before.

If the drainage plan we have doesn't accomplish the above, we should delay consideration.

Please note my new e-mail address.

Christopher M. Carrier
Storm Water Engineer
City of Wichita
ccarrier@wichita.gov

CLEAR CREEK ADDITION

Course: S 89-46-29 W	Distance: 60.00	
Course: S 89-46-29 W	Distance: 305.00	
Course: N 63-13-31 W	Distance: 1208.69	
Course: S 89-46-29 W	Distance: 163.96	
Arc Length: 38.44	Radius: 218.00	Delta: 10-06-10
Arc Length: 16.49	Radius: 468.00	Delta: 2-01-07
Course: S 78-42-53 W	Distance: 274.20	
Course: S 89-46-30 W	Distance: 405.96	
Course: S 00-27-25 W	Distance: 180.00	
Course: S 89-46-30 W	Distance: 125.00	
Course: N 00-27-25 E	Distance: 180.00	
Course: S 89-46-30 W	Distance: 214.00	
Course: S 00-27-30 W	Distance: 1587.86	
Course: N 89-47-27 E	Distance: 2583.68	
Course: N 89-47-27 E	Distance: 60.00	
Course: N 00-21-39 E	Distance: 1039.81	

Perimeter: 8443.09

Area: 3683960.30

84.57 acres

Error of Closure: 0.008
Precision 1: 1109349.91

Course: S 06-30-09 W

