

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-48 -- EQUESTRIAN ESTATES ADDITION

OWNER/APPLICANT: J.D.G., LLC, Attn: John Greenstreet, 12221 E. Central, Wichita, KS 67206; Triple Crown, Inc., 12221 E. Central, Wichita, KS 67206

SUBMITTER/SURVEYOR/ENGINEER: Poe and Assocs., Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: Southeast corner of 127th St. East and Harry

SIZE: 160 Acres

NUMBER OF LOTS

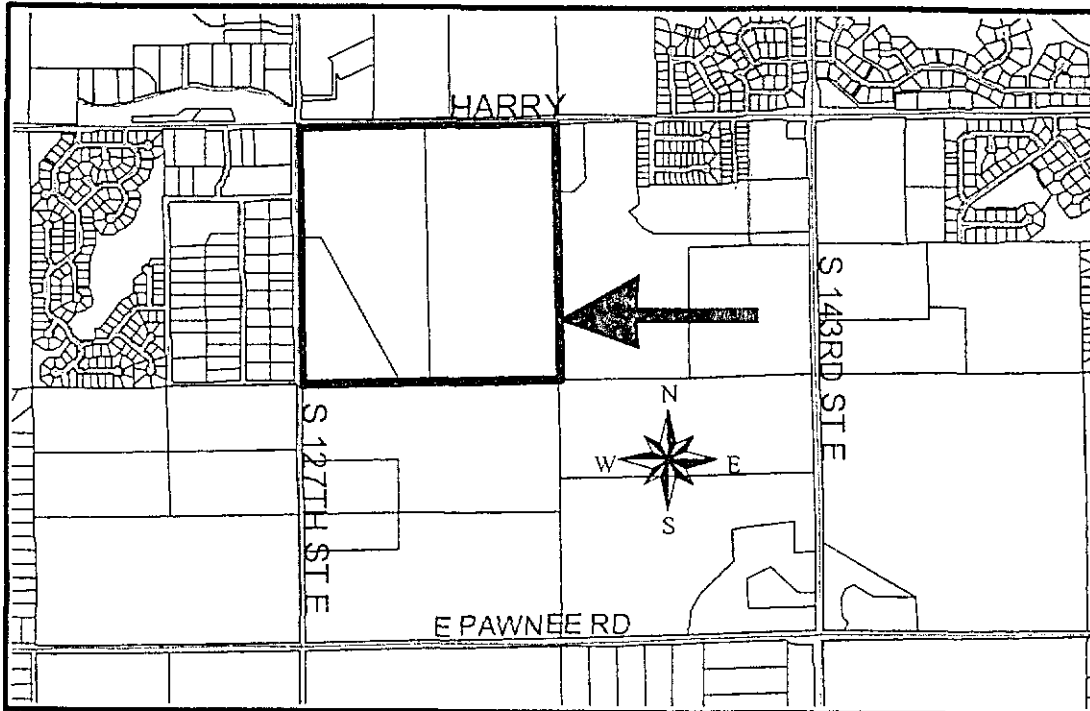
Residential:	160
Office:	
Commercial:	
Industrial:	
Total:	160

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. A zone change was approved for this site from LC, Limited Commercial and SF-20, Single-Family Residential to Planned Unit Development (PUD 2000-01) for single-family residential and equestrian uses. A portion of the site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system. An off-site sewer easement will be needed.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for additional guarantees or easements.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- G. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- H. The plat proposes complete access control along the plat's frontage. The final plat shall reference the access controls in the plat's text.
- I. The applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of the 64-foot loop and through streets.
- J. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's south line. The temporary turnaround shall be established by separate instrument.
- K. County Engineering/Traffic Engineering needs to comment on the need for street improvements. County Engineering has requested paving improvements to 127th Street East, including a left turn lane. A right-turn and left-turn bay on Harry is also requested.
- L. The applicant has provided a contingent dedication of street right-of-way extending to the east line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- 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 or 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.

- N. In accordance with the Subdivision Regulations, a 15-foot street, drainage and utility easement needs to be platted adjoining Darby Circle, the 32-foot narrow local residential street
- O. 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.
- P. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- Q. 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.
- R. 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.
- S. The parking areas adjoining Darby Circle and Stampede need to be included as "parking easements" within Reserves B and D, respectively. The parking easements also shall be referenced in the plattor's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- T. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- U. A Planned Unit Development Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Planned Unit Development (referenced as PUD 2000-00001) and its special conditions for development on this property.
- V. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Planned Unit Development PUD 2000-00001.
- W. The connection of Stampede Street with 127th St. East is not in accordance with Parcel No. 3 of the PUD site plan; and an adjustment may be needed.
- X. PUD General Condition 5b requires that roads within Parcel No. 3 will be privately owned and maintained. It would appear that the PUD needs to be adjusted to eliminate this condition; otherwise as private improvements, such guarantee shall not be provided through the use of a petition.
- Y. PUD Parcel 2 has a 20-foot front yard setback in accordance with Subdivision Regulations for narrow streets; however, the plat indicates various lots within this parcel platted with 25-foot setbacks, and a note on the preliminary plat references 30-foot setbacks within this Parcel. The applicant shall file a request for an administrative adjustment to eliminate the 20-foot building setback for lots in PUD Parcel 2 to avoid a conflict.

- Z. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- AA County Engineering has required the width of the perimeter streets to be 60 feet; and they need to be labeled as such.
- BB The scale needs to be corrected to designate 1:150.
- CC. The Fire Department needs to comment on the plat's street names.
- DD. City Fire Department needs to comment on the street length of Mustang Court (780 feet) in Block 2. The Subdivision Regulations limit cul-de-sacs to 600 feet in length.
- EE. The blocks need to be renumbered as the perimeter of the blocks should be bounded by streets.
- FF. 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.
- GG. 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.
- HH. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- II. 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.
- JJ. 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.
- KK. 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.
- LL. 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.
- MM. Perimeter closure computations shall be submitted with the final plat tracing.

- NN. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- OO. 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.
- PP. 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, Overall Preliminary Plat Approved 5/17/01)

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OWNER/APPLICANT: J.D.G., LLC, Attn: John Greenstreet, 12221 E. Central, Wichita, KS 67206; Triple Crown, Inc., 12221 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Poe and Assocs., Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

LOCATION: Southeast corner of 127th St. East and Harry

SITE SIZE: 160 Acres *reduced to 120 Ac - 122 lots*

NUMBER OF LOTS

Residential:	160
Office:	
Commercial:	
Industrial:	
Total:	160

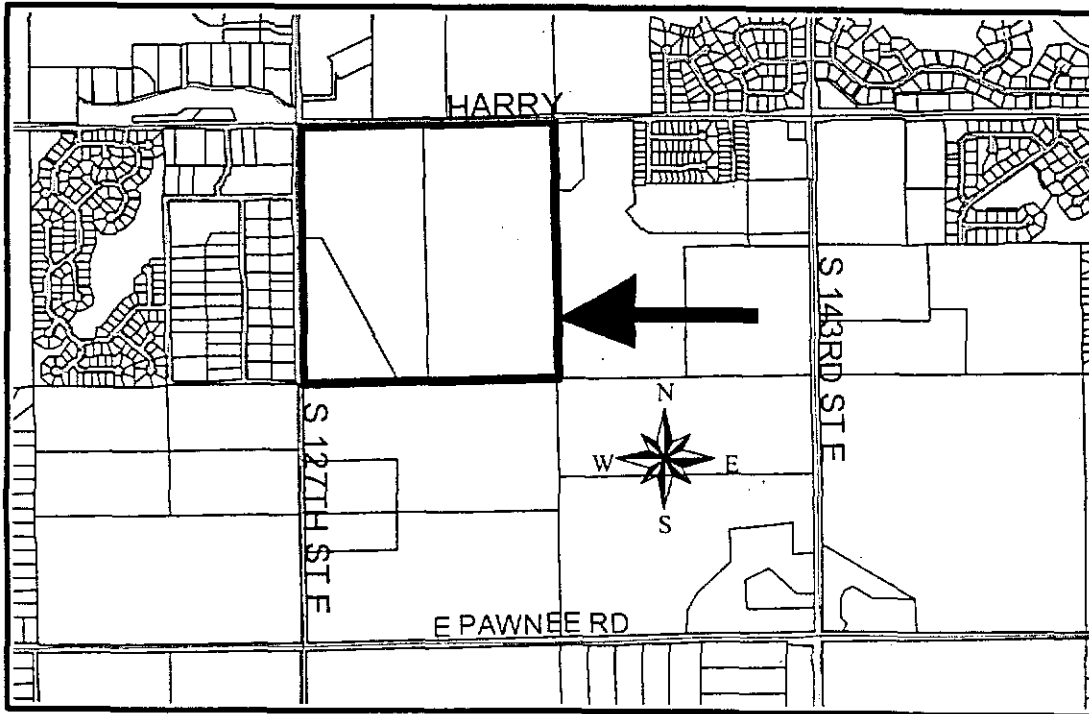
Asked for min pad elev.

MINIMUM LOT AREA: 9,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. A zone change was approved for this site from LC, Limited Commercial and SF-20, Single-Family Residential to Planned Unit Development (PUD 2000-01) for single-family residential and equestrian uses. A portion of the site is located within the 100-year floodplain.

An overall preliminary plat was approved for this site on May 17, 2001. This is the final plat for a portion of the overall preliminary plat and represents the first phase, which excludes the northwestern portion of the preliminary plat.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system. An off-site sewer easement will be needed.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for additional guarantees or easements.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. City Engineering needs to comment on the status of the applicant's drainage plan.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on one side of the 64-ft loop and through streets.
- H. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's south line. The temporary turnaround shall be established by separate instrument.
- I. County Engineering needs to comment on the need for street improvements. County Engineering has requested paving improvements to 127th Street East, including a left turn lane. A right-turn and left-turn bay on Harry is also requested.
- 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 or 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. In accordance with the Subdivision Regulations, a 15-ft street, drainage and utility easement needs to be platted adjoining Darby Circle, the 32-ft narrow local residential street. County Fire Department has prohibited on-street parking for Darby Circle.
- L. 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.

- M. 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.
- N. 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.
- O. Reserves B and G need dimensioned and located.
- P. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- Q. A Planned Unit Development Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Planned Unit Development (referenced as PUD 2000-00001) and its special conditions for development on this property.
- R. The connection of Stampede Street with 127th St. East is not in accordance with Parcel No. 3 of the PUD site plan; and an adjustment is needed.
- S. PUD General Condition 5b requires that roads within Parcel No. 3 will be privately owned and maintained. The PUD needs to be adjusted to eliminate this condition.
- T. The Fire Department needs to comment on the plat's street names. Revised street names are required.
- The street names have been revised as requested.
- U. City Fire Department needs to comment on the street length of Mustang Court (780 feet) in Block 2. The Subdivision Regulations limit cul-de-sacs to 600 feet in length. The length of the street is approved.
- V. 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.
- W. The plattor'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.
- X. 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.)

- Y. 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.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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. *KGE has requested additional easements.*

The utility easements between Lots 27 and 28, Block 6; Lots 14 and 15, Block 6; and between Lots 25 and 26, Block 2, need to be labeled.
- FF. 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.

