

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
OCTOBER 30, 2003

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2003-120 -- FAWN GROVE AT SUNSET LAKES ADDITION

OWNER/APPLICANT: Clint Miller Homes, LLC, 1907 S. Hydraulic, Wichita, KS 67211

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

LOCATION: South of Kellogg, West side of Greenwich

SITE SIZE: 49.45 Acres

NUMBER OF LOTS

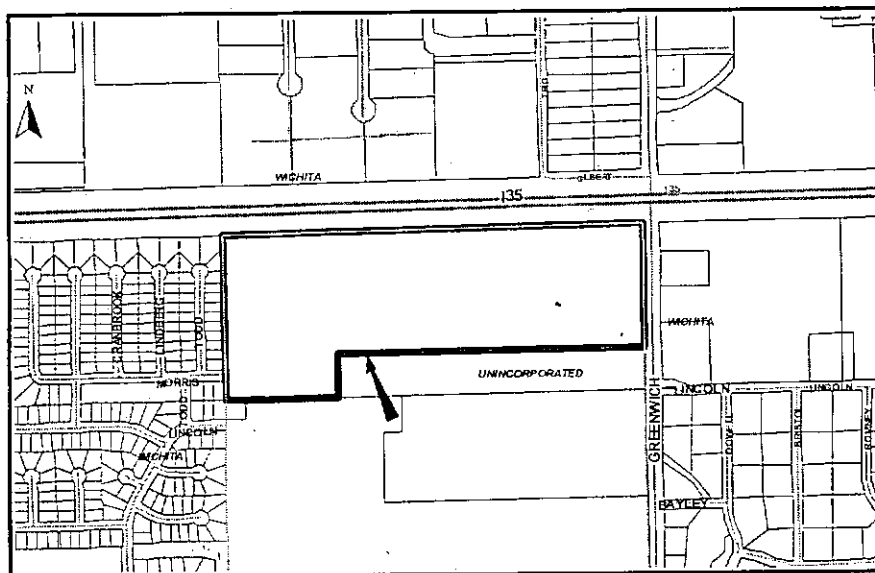
Residential:	165
Office:	2
Commercial:	
Industrial:	
Total:	<u>167</u>

MINIMUM LOT AREA: 6,050 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; GO, General Office

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. Upon annexation, the Applicant will request a zone change to GO, General Office for Lot 1, Block 1; and Lot 1, Block 3.

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. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- C. 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.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- F. If any drainage will be directed onto the Turnpike, a letter shall be provided from KTA indicating their agreement to accept such drainage.
- G. City/County Engineering needs to comment on the need for the creation of a maintenance agreement for the pond with abutting property owners to the south.
- H. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Greenwich. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. *Traffic Engineering has approved one opening 200 feet south of Fawn Grove which is limited to rights-in/out or a full turning movement drive located 400 feet south of Fawn Grove. The location of the opening should be denoted on the final plat.*
- I. A 70-foot right-of-way for a commercial street is needed along Fawn Grove from Greenwich to the west line of Lot 1, Block 1 tapering to a 64-ft right-of-way.
- J. Traffic Engineering has requested the right-of-way width be increased to 64 feet for the street stub to the south.
- K. The plat's text shall note the dedication of the street to and for the use of the public.
- L. 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.

- M. It is recommended that Reserve A be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- N. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- O. 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.
- P. 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.
- Q. 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.
- R. The lots in Block 2 need to be renumbered beginning with Lot 1.
- S. The wall easement shall be referenced in the plat's text.
- T. GIS needs to comment on the plat's street names. Chateau Ct, Smithmoor Ct and Leeanne Ct need to be Circles (Cir). Watson Ct and Clay Ct both need to be Fawn Grove Ct.
- U. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the plat application.
- V. 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.
- W. 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.)
- X. 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.

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- Y. 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.
- Z. 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.
- AA. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. 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.
- EE. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/30/03)

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LOCATION: South of Kellogg, West side of Greenwich

SITE SIZE: 49.45 Acres

NUMBER OF LOTS

Residential:	152
Office:	2
Commercial:	
Industrial:	
Total:	<u>154</u>

MINIMUM LOT AREA: 6,050 Sq. Ft.

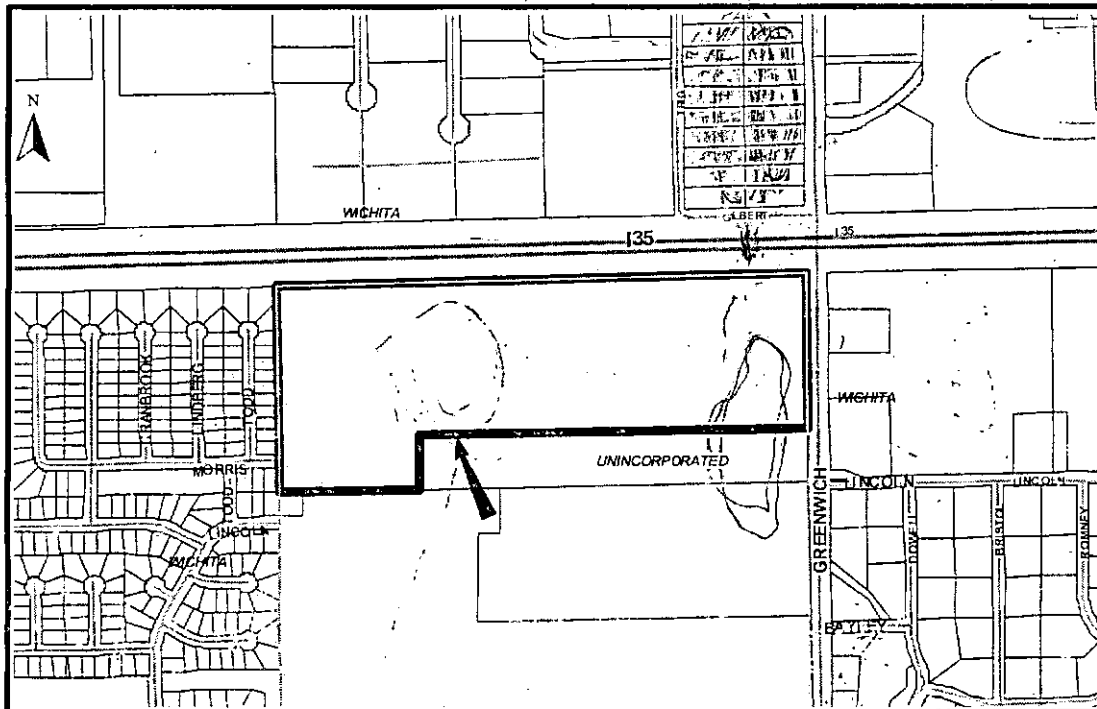
CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; GO, General Office

*Talk to Shawn
or Chris Carver*

*Call KTA
✓ 9 Rec'd imp.*

VICINITY MAP



SUB 2003-120 -- Final Plat of FAWN GROVE AT SUNSET LAKES ADDITION

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NOTE: This unplatted site was recently annexed into the City. The Applicant has requested a zone change (ZON 2003-64) to GO, General Office for Lot 95, Block 2, and Lot 59, Block 1.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- 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/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. The plat proposes one access opening along Greenwich. Access controls are approved.
- F. A 70-foot right-of-way for a commercial street is needed along Fawn Grove from Greenwich to the west line of Lot 1, Block 1 tapering to a 64-ft right-of-way.

The right-of-way has been platted as requested.
- G. Traffic Engineering has requested the right-of-way width be increased to 64 feet for the street stub to the south.

The right-of-way width 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. It is recommended that Reserve A be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

The Applicant has provided an additional connection from the street to the Reserve as requested.
- J. 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.
- K. 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.

- L. 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.
- M. Block 1 west of Smithmoor should be labeled as Block 3.
- N. Traffic Engineering has requested a petition for left turn lanes.
- O. Morris does not line up with Morris as platted in Harrison Park 2nd Addition by 1.48 feet.
- P. GIS needs to comment on the plat's street names. The street names are approved.
- Q. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the plat application.
- R. 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.
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John
Patterson
TPA.

SUB 2003-120 -- Final Plat of FAWN GROVE AT SUNSET LAKES ADDITION

January 15, 2004 - Page 4

- Z. 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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