

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION
STAFF REPORT

AGENDA ITEM NO. 7
MARCH 15, 2001

(One-Step Final Plat)

CASE NUMBER: SUB 2001-28 -- FLAT CREEK ADDITION

OWNER/APPLICANT: E. Severin Schmidt, c/o Kenneth A Schmidt, 336 N. Fountain,
Wichita, KS 67208; (contract purchaser) Amber Ridge, L.L.C., Attn:
J. Russell, 12602 W. 13th, Wichita, KS 67235.

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211.

LOCATION: East side of 119th St. West, North side of Pawnee

SITE SIZE: 64.2 Acres

NUMBER OF LOTS

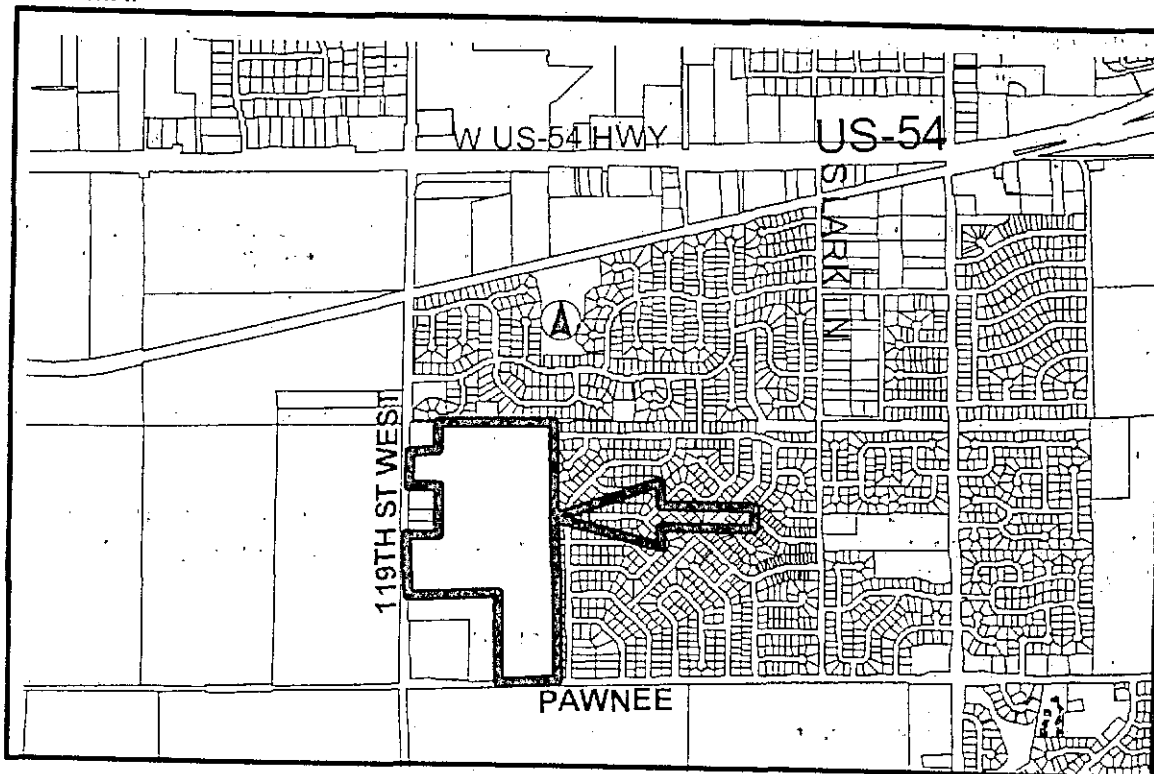
Residential:	183
Office:	
Commercial:	
Industrial:	
Total:	183

MINIMUM LOT AREA: 7,000 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. 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-6, Single-Family Residential and allow for the lot sizes 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. County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs to review the drainage plan and has serious concerns regarding drainage impact to 119th St. West and to Pawnee.
- E. County Engineering needs to comment on the need for improvements to perimeter streets.
- F. The plat proposes complete access control along the plat's frontage to Pawnee and 119th St. West. The final plat shall reference the access controls in the plat's text.
- G. The applicant shall guarantee the installation of the proposed streets. The guarantee shall also provide for sidewalks on one side of the through street and loop streets (64-ft right-of-way).
- H. 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.
- I. 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.
- J. It appears that the width of the through street and loop streets are measured as 64 feet although incorrectly labelled as 70 feet.
- K. It is recommended that Reserves B and C be extended to abutting streets by access easements or by narrow strips of Reserve between the lots to increase their accessibility and usefulness for all homeowners in the Addition.
- L. Lots 7 and 8, Block F, exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- M. The County Fire Department needs to comment on the plat's street names.

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- 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. The applicant needs to verify the location of the pipeline easement indicated in the platting binder. If this easement is on this site, it should either be shown or verification provided that it is off-site or has been released.
- P. 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 only in the party now shown on the final plat.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.

- Z. 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.

Parcel name: FLAT CREEK ADD. CLOSURE

1	North: 7639.9695	East : 10380.9486
Line	Course: S 01-24-26 W	Length: 275.82
2	North: 7364.2327	East : 10374.1750
Line	Course: S 89-43-03 W	Length: 316.14
3	North: 7362.6739	East : 10058.0388
Line	Course: S 01-24-26 W	Length: 339.18
4	North: 7023.5962	East : 10049.7092
Line	Course: S 88-35-34 E	Length: 335.00
5	North: 7015.3692	East : 10384.6082
Line	Course: S 01-24-26 W	Length: 495.00
6	North: 6520.5185	East : 10372.4519
Line	Course: N 88-35-34 W	Length: 335.00
7	North: 6528.7455	East : 10037.5529
Line	Course: S 01-24-26 W	Length: 595.45
8	North: 5933.4751	East : 10022.9297
Line	Course: N 89-06-12 E	Length: 933.75
9	North: 5948.0875	East : 10956.5654
Line	Course: S 01-24-26 W	Length: 933.75
10	North: 5014.6191	East : 10933.6342
Line	Course: N 89-06-12 E	Length: 589.36
11	North: 5023.8421	East : 11522.9220
Line	Course: N 00-00-00 E	Length: 2621.77
12	North: 7645.6121	East : 11522.9220
Line	Course: S 89-43-03 W	Length: 1141.99
1	North: 7639.9815	East : 10380.9459

Error Closure: 0.0123

Course: N 13-00-27 W

Error North: 0.01199

East : -0.00277

Precision 1: 724,358.33