

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-126 -- HARVEST RIDGE ADDITION

OWNER/APPLICANT: Kick'N Development; Attn: Paul Kelsey, 716 N. 119th St., Suite 112, Wichita, KS 67212

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

LOCATION: West side of Maize Road, South side of 31st St. South

SITE SIZE: 142.88 acres

NUMBER OF LOTS

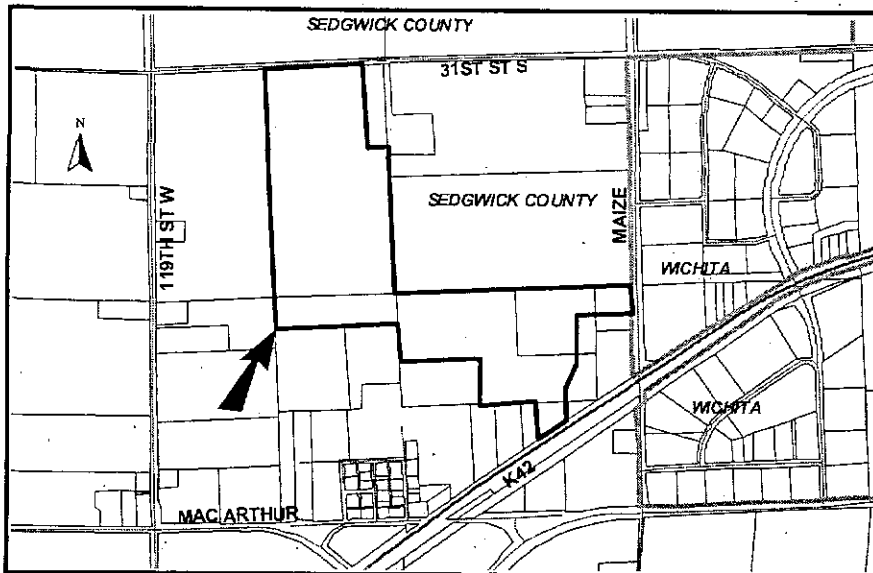
Residential:	410
Office:	
Commercial:	
Industrial:	
Total:	<u>410</u>

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change from LI, Limited Industrial to SF-5, Single-Family Residential for a portion of the site abutting Maize Road.

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. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- 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. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Left turn lanes are needed at both street openings.**
- G. **Traffic Engineering** has also requested the applicant install traffic calming devices at 33rd St. South and Cardington.
- H. **Traffic Engineering** needs to comment on the access controls. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering has requested the alignment of the street opening along 31st St. South with the access opening located to the east across the street.**
- I. The applicant is advised that the Westgate street opening along K-42 Highway needs to be approved by KDOT.
- J. The street stub platted to the west should be relocated to the north to serve the unplatted property.
- K. A street stub should extend to the east from Shefford for increased mobility when development occurs in this location.
- 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.

SUB 2002-126 -- Preliminary Plat of HARVEST RIDGE ADDITION

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- M. It is recommended that Reserves A, B and C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase their accessibility and usefulness for all homeowners in the Addition.
- N. Because of the landlocked nature of Reserve A being platted, a means of access shall be provided to such a Reserve.
- O. The final plat shall state in the platting text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- P. 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.
- Q. 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.
- R. 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.
- S. The wall easement shall be referenced in the platting text.
- T. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- U. The Applicant is advised that if platted, the building setback for Lot 1, Block F must be a minimum of 25 feet to conform with the Zoning setback standard for County section line roads.
- V. The City Fire Department/GIS needs to comment on the plat's street names. *Cardington and Cardington Ct need to be revised to Parkridge and Parkridge Ct., Shefford and Shefford Ct need to be revised to Cardington and Cardington Ct; 35th St S Ct needs to be revised to 35th Ct S, Prescott needs revised to Hollywood up to the intersection with 35th St S, the Prescott stub north of 35th St S needs to be named Shefford, and Lark, Juno and Westgate need to be revised to Hollywood.*
- W. 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.
- X. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

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- Y. The platlor'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.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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.
- HH. 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 12/12/03)

CASE NUMBER: SUB 2002-126 -- HARVEST RIDGE ADDITION

OWNER/APPLICANT: Kick'N Development; Attn: Paul Kelsey, 716 N. 119th St., Suite 1.12, Wichita, KS 67212

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

LOCATION: West side of Maize Road, South side of 31st St. South

SITE SIZE: 55.6 acres

NUMBER OF LOTS

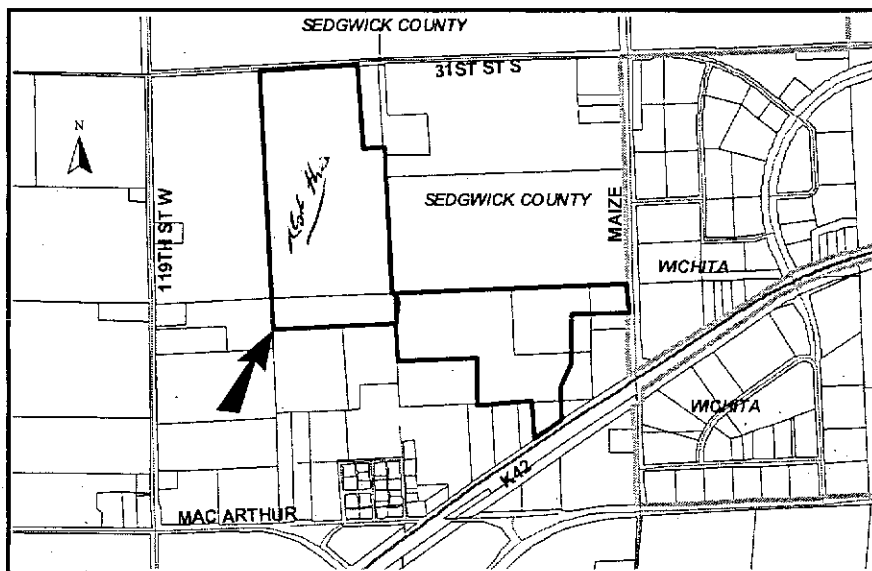
Residential:	158
Office:	
Commercial:	
Industrial:	
Total:	158

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change from LI, Limited Industrial to SF-5, Single-Family Residential for a portion of the site abutting Maize Road. This final plat consists of the south portion of the overall preliminary plat approved for the site and represents the first phase of development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- Yes. +
State KDOT
Permit for
drainage
KDOT to
review
KDOT letter
for plat.
- 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. Prior to this plat being considered by MAPC, the zone change will need to be approved.
 - C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
 - 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 plan **An off-site drainage easement is needed.**
 - F. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. **Left turn lanes are needed.**
 - G. The applicant is advised that the Hollywood street opening along K-42 frontage road needs to be approved by KDOT.
 - 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 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.
 - K. 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.

- L. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. The City Fire Department/GIS needs to comment on the plat's street names. *Hollywood needs to be revised to Westgate for the segment extending from K-42 Drive to the 35th Street intersection.*
- N. County Surveying has requested that section corner descriptions be corrected.
- O. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- P. 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.
- Q. 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.)
- R. 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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- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- X. 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.
- Y. 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.

CLOSURE - HARVEST RIDGE ADDITION

PT 01	North: 8338.3397	East :	19349.8496
Line Course:	S 00-00-00 W	Length:	324.0100
PT 02	North: 8014.3297	East :	19349.8496
Line Course:	N 90-00-00 W	Length:	690.0000
PT 03	North: 8014.3297	East :	18659.8496
Line Course:	S 00-00-00 W	Length:	598.3900
PT 04	North: 7415.9397	East :	18659.8496
Line Course:	S 31-17-00 W	Length:	309.2300
PT 05	North: 7151.6686	East :	18499.2756
Line Course:	S 00-00-00 W	Length:	389.5700
PT 06	North: 6762.0986	East :	18499.2756
Line Course:	S 57-29-00 W	Length:	372.2900
PT 07	North: 6561.9761	East :	18185.3476
Line Course:	N 01-01-38 W	Length:	447.6600
PT 08	North: 7009.5641	East :	18177.3222
Line Course:	S 89-26-28 W	Length:	603.2800
PT 09	North: 7003.6795	East :	17574.0709
Line Course:	N 02-05-55 W	Length:	530.1900
PT 10	North: 7533.5139	East :	17554.6556
Line Course:	S 89-26-28 W	Length:	910.3300
PT 11	North: 7524.6343	East :	16644.3689
Line Course:	N 02-04-52 W	Length:	787.4000
PT 12	North: 8311.5149	East :	16615.7750
Line Course:	N 89-26-17 E	Length:	2734.2000
PT 01	North: 8338.3309	East :	19349.8435