

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 15
JANUARY 16, 2003**

**STAFF REPORT
(PRELIMINARY PLAT)**

CASE NUMBER: SUB 2002-142 – HILLTOP MANOR THIRD ADDITION

OWNER/APPLICANT: Mennonite Housing, Attn: Doug Brueggeman, 3033 W. 2nd St.
North, Wichita, KS 67203

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

LOCATION: North of Harry, West of Oliver

SITE SIZE: .99 acres

NUMBER OF LOTS

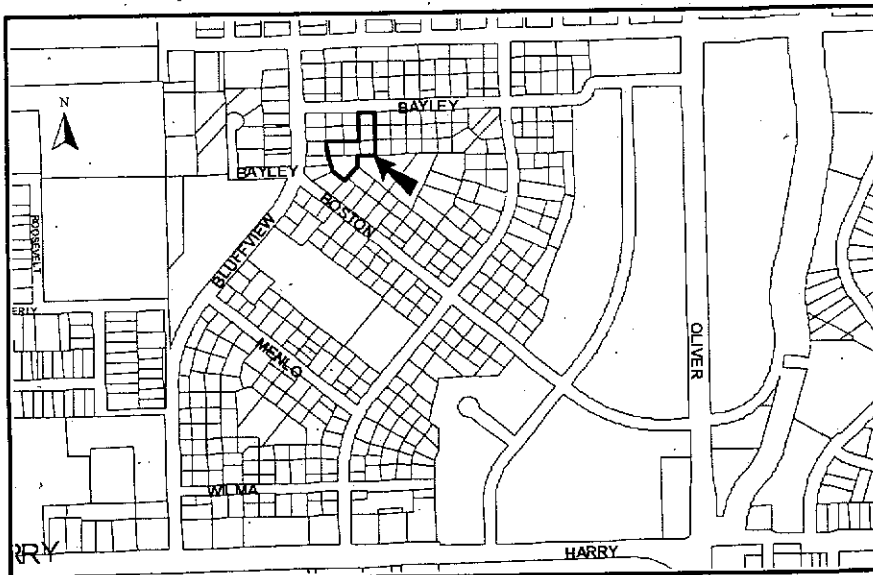
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 4,902 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of parts of Hilltop Manor and Hilltop Manor Third Additions

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. As indicated by the plat, a temporary easement by separate instrument needs to be submitted.
- 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 applicant's drainage concept.
- E. The Applicant shall guarantee the paving of the proposed street. The Applicant has platted a 21-ft wide public street, which does not conform with the minimum 32-ft right-of-way (29-ft paving from back of curb to back of curb). A modification will need to be approved by the Subdivision Committee.
- F. The Subdivision Regulations require the platting of 15-ft street easements adjacent to both sides of narrow local residential streets. The applicant has requested a waiver of this standard from the Subdivision Committee.
- G. The applicant shall submit a covenant which provides for three (3) off-street parking spaces per dwelling unit on each lot which abuts a narrow 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.
- H. The Applicant has platted 15-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the B, Multi-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- I. The City Fire Department/GIS needs to comment on the plat's street names.
- J. 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.
- K. 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.
- L. 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.)

SUB 2002-142 – Preliminary Plat of HILLTOP MANOR THIRD ADDITION
January 16, 2003 - Page 3

- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

FEBRUARY 13, 2003

STAFF REPORT

(FINAL PLAT, PRELIMINARY PLAT APPROVED 1/16/03)

CASE NUMBER: SUB 2002-142 -- HILLTOP MANOR THIRD ADDITION

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LOCATION: North of Harry, West of Oliver

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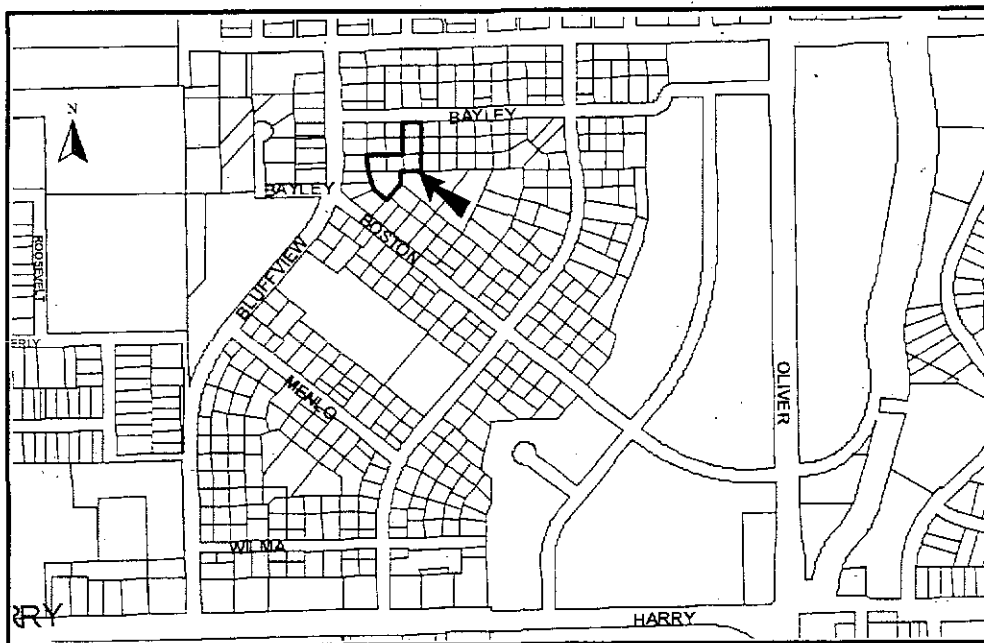
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VICINITY MAP



NOTE: This is a replat of parts of Hilltop Manor and Hilltop Manor Third Additions.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. As indicated by the plat, a temporary easement by separate instrument needs to be submitted.
- 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 applicant's drainage plan.
- E. The Applicant shall guarantee the paving of the proposed street. The Applicant has platted a 21-ft wide public street. This street width is permitted with a minimum 50-ft right-of-way. A modification will need to be approved by the Subdivision Committee. A modification has been granted.
- F. The applicant shall submit a covenant which provides for two (2) off-street parking spaces per dwelling unit on each lot which abuts a narrow 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.
- G. The Applicant has platted 15-ft building setbacks which represents an adjustment of the Zoning Code standard of 20 feet for the B, Multi-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. The modification has been approved.
- H. The City Fire Department/GIS needs to comment on the plat's street names. The street names are approved.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. 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.
- K. 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.)

SUB 2002-142-- Final Plat of HILLTOP MANOR THIRD ADDITION
February 13, 2003 - Page 3

- L. 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.
- ~~M. 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.~~
- N. 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.
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- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

RECEIVED

APR 07 2003

METROPOLITAN PLANNING
ROUTE

CLOSURE - HILLTOP MANOR 3RD ADD.

PT 01	North: 6000.0000	East :	5000.0000
Line	Course: N 89-58-52 E	Length:	80.12
PT 02	North: 6000.0264	East :	5080.1200
Line	Course: S 00-02-48 W	Length:	221.45
PT 03	North: 5778.5765	East :	5079.9396
Line	Course: S 89-58-33 W	Length:	95.01
PT 04	North: 5778.5364	East :	4984.9296
Line	Course: S 00-00-04 E	Length:	59.86
PT 05	North: 5718.6764	East :	4984.9308
Line	Course: S 40-08-57 W	Length:	93.00
PT 06	North: 5647.5902	East :	4924.9663
Line	Course: N 50-00-53 W	Length:	78.87
PT 07	North: 5698.2713	East :	4864.5353
Line	Course: N 15-47-33 W	Length:	83.23
PT 08	North: 5778.3597	East :	4841.8839
Line	Course: N 01-21-57 W	Length:	76.75
PT 09	North: 5855.0878	East :	4840.0545
Line	Course: N 89-57-00 E	Length:	160.08
PT 10	North: 5855.2275	East :	5000.1344
Line	Course: N 00-03-15 W	Length:	144.78
PT 01	North: 6000.0075	East :	4999.9976