

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5
MAY 29, 2003**

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER:

SUB 2003-48 -- PRAIRIE POINTE ADDITION

OWNER/APPLICANT:

Thelma R. Smith of James L. Smith Rev. Trust, 1002 N. Cardington,
Wichita, KS 67212; (contract purchaser) Boot-Shell, LLC, 7926 W.
21st N, Wichita, KS 67205

SURVEYOR/ENGINEER:

PEC, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION:

North side of 37th St. North, West of Maize Road

SITE SIZE:

53 acres

NUMBER OF LOTS

Residential: 116
Office:
Commercial:
Industrial:
Total: 116

MINIMUM LOT AREA:

9,600 sq. ft.

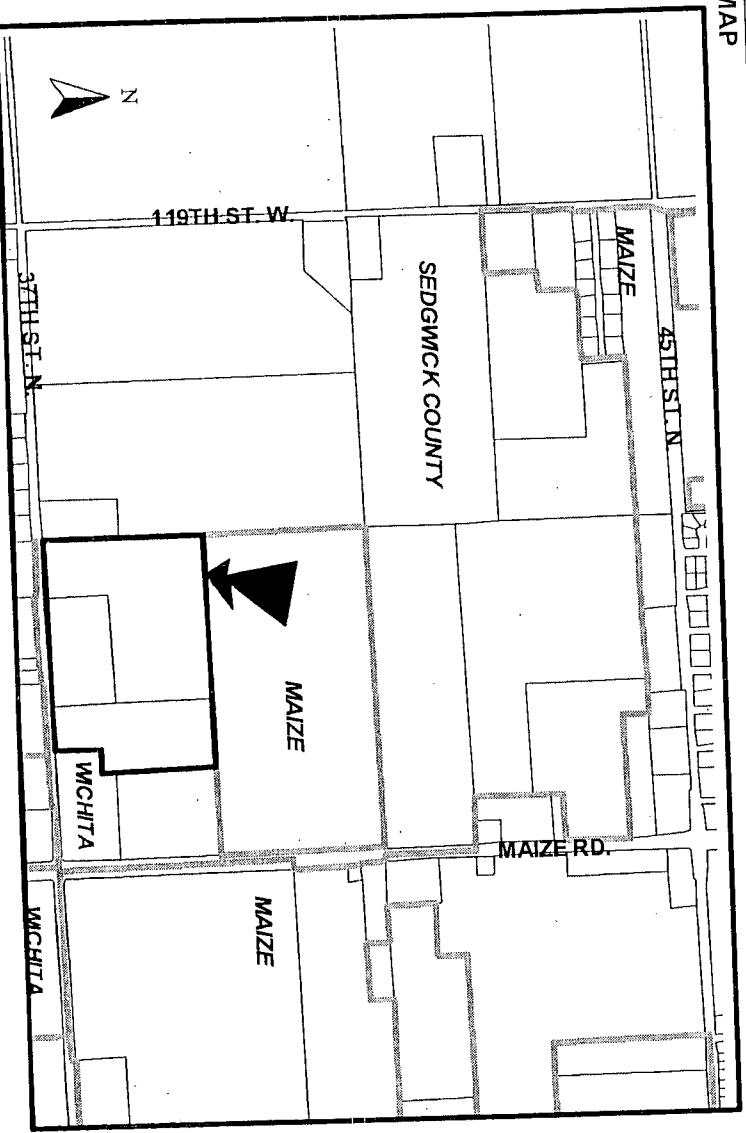
CURRENT ZONING:

SF-20, Single-Family Residential

PROPOSED ZONING:

SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City of Wichita.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **County Engineering requests a drainage plan to review impact upon the County road right-of-way.**
- D. **Traffic/County Engineering** needs to comment on the need for any improvements to perimeter streets. **Traffic Engineering has requested a petition for left and right turn lanes.**
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes complete access control along the plat's frontage to 37th St. North with two openings for street entrances. The plat's text on the final plat shall be revised to reference two locations along 37th St. North.
- F. 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.
- G. The Applicant shall provide for paved access of 37th St. North.
- H. **Traffic Engineering** requests a street stub extending to the west located north of Lot 8, Block 2 providing future access to adjoining tracts.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- J. 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.
- K. 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.

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- L. For those reserves being platted for drainage purposes, the required covenant that 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.
- M. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that 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.
- N. The wall easement shall be referenced in the plat's text.
- O. GIS needs to comment on the plat's street names. Revised street names are needed.
- P. 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.
- Q. 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.
- R. 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.)
- 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 316-946-4556) 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 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.

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- 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.

FINAL BOUNDARY CLOSURE FOR PRAIRIE POINTE

PNT. #

100	North: 10000.7502	East : 9116.3563
	Line Course: S88°57'47"W	Length: 1682.47'
101	North: 9970.3025	East : 7434.1661
	Line Course: N00°16'39"W	Length: 1260.88'
9	North: 11231.1651	East : 7428.0593
	Line Course: N88°59'42"E	Length: 1875.00'
15	North: 11264.0520	East : 9302.7735
	Line Course: S00°37'00"E	Length: 920.02'
16	North: 10344.0841	East : 9312.6753
	Line Course: S88°59'43"W	Length: 200.00'
17	North: 10340.5770	East : 9112.7015
	Line Course: S00°37'00"E	Length: 339.84'
100	North: 10000.7534	East : 9116.3591

Perimeter: 6278.21' Area: 2,299,713 sq. ft. 52.79 acres

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