

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-41 -- LIBERTY PARK ADDITION

OWNER/APPLICANT: Knoffloch Farms, Attn: Jerry Knoffloch, 3580 Beechwood, Riverside, CA 92506-1209; (Contract purchaser) Kelsey Investments, Inc., Attn: Paul Kelsey, 716 N. 119th St. West, Wichita, KS 67212

AGENT: Paul V. Dugan, Sr., 940 N. Tyler Road, Wichita, KS 67212

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

LOCATION: South side of 13th St. North, East side of 135th St. West

SITE SIZE: 72.35 Acres

NUMBER OF LOTS

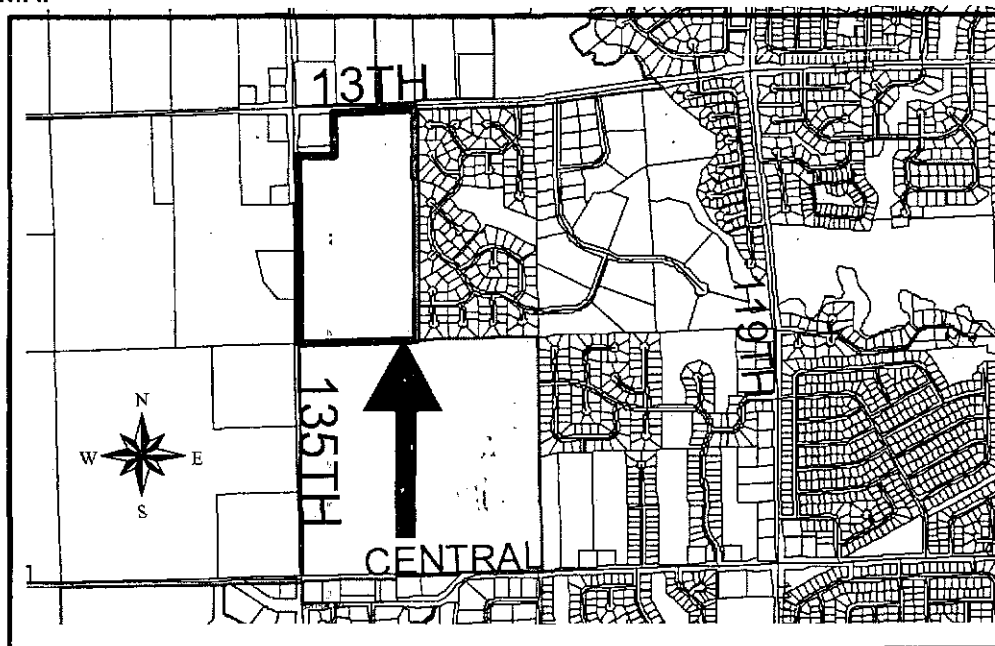
Residential:	188
Office:	
Commercial:	
Industrial:	
Total:	188

MINIMUM LOT AREA: 9,120 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, 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-5, Single-Family Residential upon annexation.

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. 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.
- 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 concept.
- E. County Engineering needs to comment on the need for any improvements to perimeter streets. The Subdivision Regulations require that for urban subdivisions within three miles of the City if Wichita, the applicant shall provide for paved access of section-line roads between the nearest paved segment and the entrance to the subdivision, unless waived by the governing body. *The applicant shall guarantee paving of 13th Street North from Hickory Creek to Forestview including a left turn bay at Forestview. The applicant shall also guarantee construction of a left turn bay on 135th Street at Alderny Ct.*
- F. The plat proposes complete access control along the plat's frontage to 135th St. West and 13th St. North. The final plat shall reference the dedication of access controls in the plat's text.
- G. MAPD recommends a revised street layout to the west of Reserve D to minimize direct access to Forestview.
- H. A street stub should be shown to the south for increased mobility when development occurs in this location.
- I. 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.
- J. Based upon the legal description shown on the plat, the site involves the land extending to the section lines and consequently the strips along the north and west line of the plat would be a dedication of street right-of-way. The plat's text shall denote and reference such dedication.
- K. It is recommended that Reserves A and E be extended to the streets by access easements or by extensions of the Reserves between the lots to increase their accessibility and usefulness for all homeowners in the Addition

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- L. Because of the landlocked nature of Reserve E, a means of access shall be provided to such a Reserve.
- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- N. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.
- O. 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.
- P. 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.
- Q. The wall easement shall be referenced in the plat's text.
- R. The City Fire Department/GIS needs to comment on the plat's street names.
- S. 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.
- T. 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.
- U. 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.
- V. 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.)
- W. 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.

- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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 5/30/02)

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LOCATION: South side of 13th St. North, East side of 135th St. West

SITE SIZE: 72.35 Acres

NUMBER OF LOTS

Residential:	188
Office:	
Commercial:	
Industrial:	
Total:	188

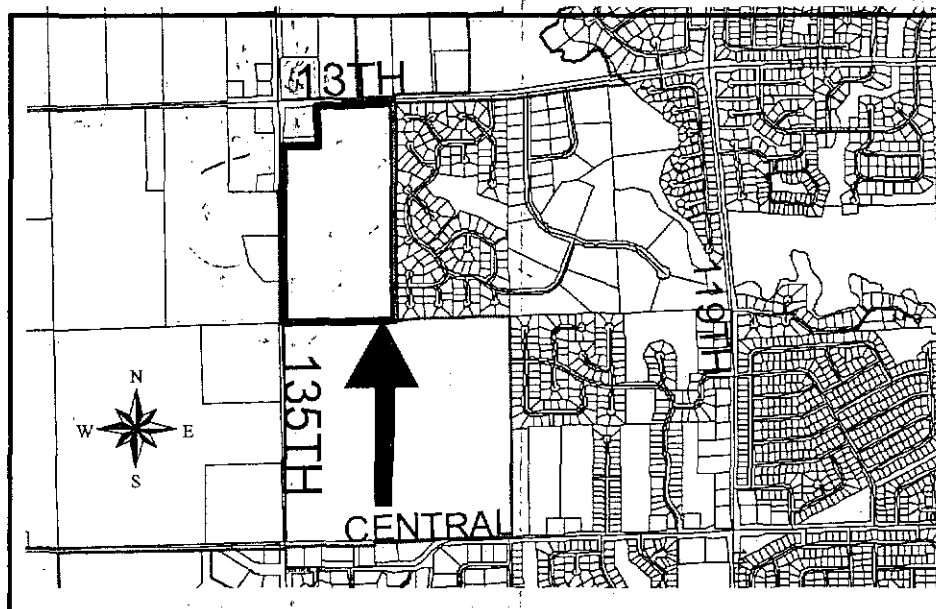
MINIMUM LOT AREA: 9,120 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

*Sewer Pump Station?
Capacity of Copper
Gate. Can we size them?*

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-5, Single-Family Residential upon annexation.

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. 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 applicant shall guarantee paving of 13th Street North from Hickory Creek to Forestview including a left turn bay at Forestview. The applicant shall also guarantee construction of a left turn bay on 135th Street at Alderny Ct. The applicant will meet with City/County Engineering before final plat submittal to discuss paving requirements.

- F. A street stub should be shown to the south for increased mobility when development occurs in this location.

The applicant has extended Liberty to the south line of the plat as requested.

- G. 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.
- H. It is recommended that Reserves D and E be extended to the streets by access easements or by extensions of the Reserves between the lots to increase their accessibility and usefulness for all homeowners in the Addition.

Pedestrian easements have been platted as requested.

- 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's north property line and driving surface for 13th St. North.
- 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.

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- 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 wall easement shall be referenced in the plat's text.
- M. The City Fire Department/GIS needs to comment on the plat's street names. 10th N. Ct. should be revised to 10th Ct. N.
- N. 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.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- W. 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. Westar Energy has requested additional easements which have been denoted on the final plat.

- X. 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 - LIBERTY PARK

PT 1	North: 29996.6207	East : 22772.6975
Line	Course: S 00-41-26 W	Length: 2628.5400
PT 2	North: 27368.2716	East : 22741.0179
Line	Course: S 89-48-35 W	Length: 1315.9200
PT 3	North: 27363.9015	East : 21425.1052
Line	Course: N 00-32-58 E	Length: 2101.5400
PT 4	North: 29465.3449	East : 21445.2578
Line	Course: S 90-00-00 E	Length: 430.0000
PT 5	North: 29465.3449	East : 21875.2578
Line	Course: N 00-32-58 E	Length: 531.3000
PT 6	North: 29996.6204	East : 21880.3527
Line	Course: S 90-00-00 E	Length: 892.3500
PT 1	North: 29996.6204	East : 22772.7027