

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

May 4, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-29 - THE VILLAGE AT WATERFORD

OWNER/APPLICANT: Landmark Communities, 3500 N. Rock Rd., Bldg. 100, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area west of Governor at 25th Street North

SITE SIZE: 3.14 acres

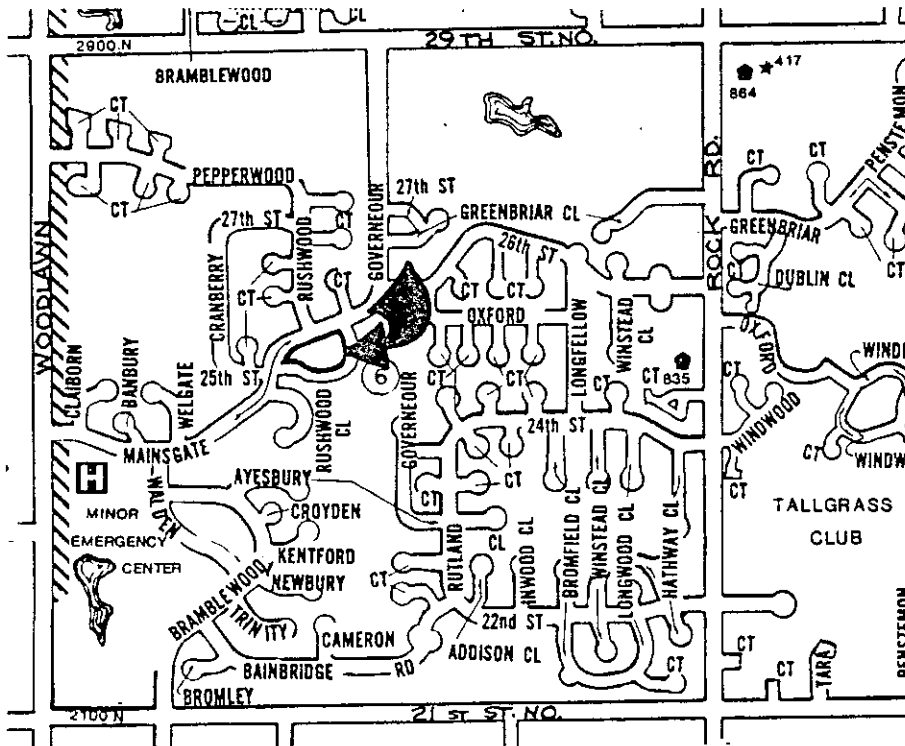
NUMBER OF LOTS

Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 5,500 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling with (DP-73)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Comotara Residential Community Unit Plan (DP-73). This property is being replatted for development of typical single family homes, instead of zero-lot line development, and to clear sufficient area within Reserve "A: for construction of a swimming pool. This site was involved in a replat of the same name in 1987 and was approved by the City Council. The applicant however desired not to record the plat tracing and subsequently the case was closed.
- A. The applicant shall guarantee the paving of the proposed private interior streets to the 21-foot public street standard.
 - B. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
 - C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
 - D. 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.
 - E. 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 a method similar to special assessments.
 - F. This plat is within parcel "3" of the associated C.U.P. (DP-73). Parcel 3 permits 121 dwelling units; the three additional lots in Reserve "A" will raise the potential of lots to 124. Therefore, the applicant must file for an administrative adjustment to insure that the proposed lot will correspond with the C.U.P. Further, it is our understanding that the area excepted out, from utility easements, in Reserve "A" is for the purpose of a swimming pool. This use will also require an amendment to the C.U.P. The final plat tracing shall not be submitted until the associated C.U.P. has been adjusted to permit the platting of three additional lots and a swimming pool in Parcel "3."

- G. On the final plat tracing, the platator's text shall reference that the C.U.P. is "on file with the Wichita-Sedgwick County Metropolitan Area Planning Department."
- H. On the final plat tracing the City Council signature block shall indicate "Bob Knight" and not "Robert G. Knight."
- I. Since the plat proposed the platting of narrow street rights-of-way with adjacent "20-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- J. Since this subdivision proposal represents a relative minor replat of an existing subdivision, it is recommended that Section 4-502 of the Regulations be waived and this plat be considered in final form.
- 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.
- L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property? In addition, City Engineering is requested to comment on the applicant's sewer layout plan and whether guarantees will be required for sanitary sewer to serve

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Lots 13, 14, and 15.

Note: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

May 27, 1993

STAFF REPORT

(Revised Final Plat, Final Plat Approved 5/4/89)

CASE NUMBER: S/D 89-29 - THE VILLAGE AT WATERFORD ADDITION

OWNER/APPLICANT: OA Management, Inc., 100 N. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - Building 800, Wichita, KS 67226

LOCATION: South of Mainsgate and west of Gouverneur

SITE SIZE: 2.19 Acres

NUMBER OF LOTS

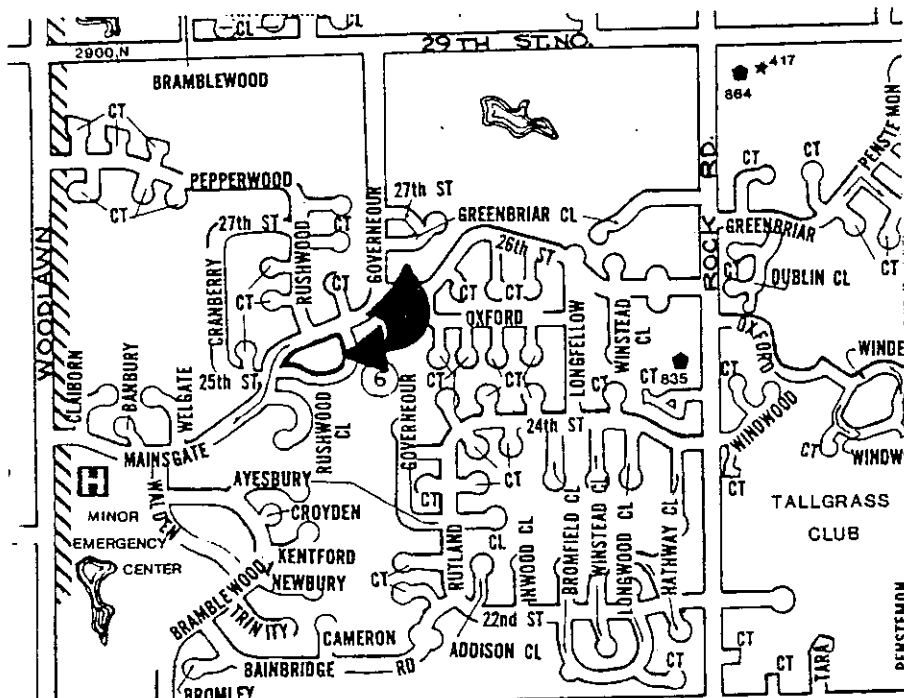
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 7,500 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling with (DP-73)

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: This area was originally platted as part of the Waterford North Third Addition. This area is also within Parcel 3 of an associated C.U.P. (DP-73). As originally platted, the lots in this area were laid out for a zero lot line development, with 25th Street and Cameron being platted as a Reserve for a private street. Subsequently, a replat was submitted in 1989 which created three additional lots in the area indicated as a Reserve on the original plat and further the replat (Village at Waterford) eliminated the zero lot line format. However, that replat was never completed, and this plat now represents a revision of that preceding replat.

This replat is again showing additional lots in the area of the original Reserve, but in total number, 12 lots are being shown in the original area of the plat. Three of the lots, however, are from the original Addition, and have apparently been sold and developed under the zero lot line concept. Consequently, Lot 9 of this plat is providing a maintenance easement and setback for the benefit of the adjoining lot (Lot 10 of existing Addition). Also, the private streets (Reserve) of 25th Street North and Cameron have already been constructed.

STAFF COMMENTS:

- A. The applicant shall either abandon and resubmit petitions or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision adjacent to the private street.
- D. 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.
- E. 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 a method similar to special assessments.

- F. Either through submittal of an existing covenant or a new covenant, it shall be established that this Addition will continue to participate in the ownership and maintenance responsibilities of the original plat. That is since this property is a replat of a portion of the Waterford North Third Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- G. Since the plat proposed the platting of narrow street rights-of-way with adjacent "20-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- H. As indicated by the CUP, DP-73, lots adjacent to collectors such as Mainsgate are required to have a 25-foot building setback. Since there are no conditions under which any other setback would apply, Lots 1, 2 & 3 shall show on the final plat tracing, a platted 25-foot building setback to Mainsgate.
- I. On the final plat tracing, the centerline (CL) of Mainsgate shall be labeled and the amount of half-street right-of-way shall also be indicated.
- J. 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.
- K. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-88 - THE VILLAGE AT WATERFORD

OWNER/APPLICANT: Landmark Communities

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area west of Governour, at 25th Street North.

SITE SIZE: 5.39 Acres

NUMBER OF LOTS:

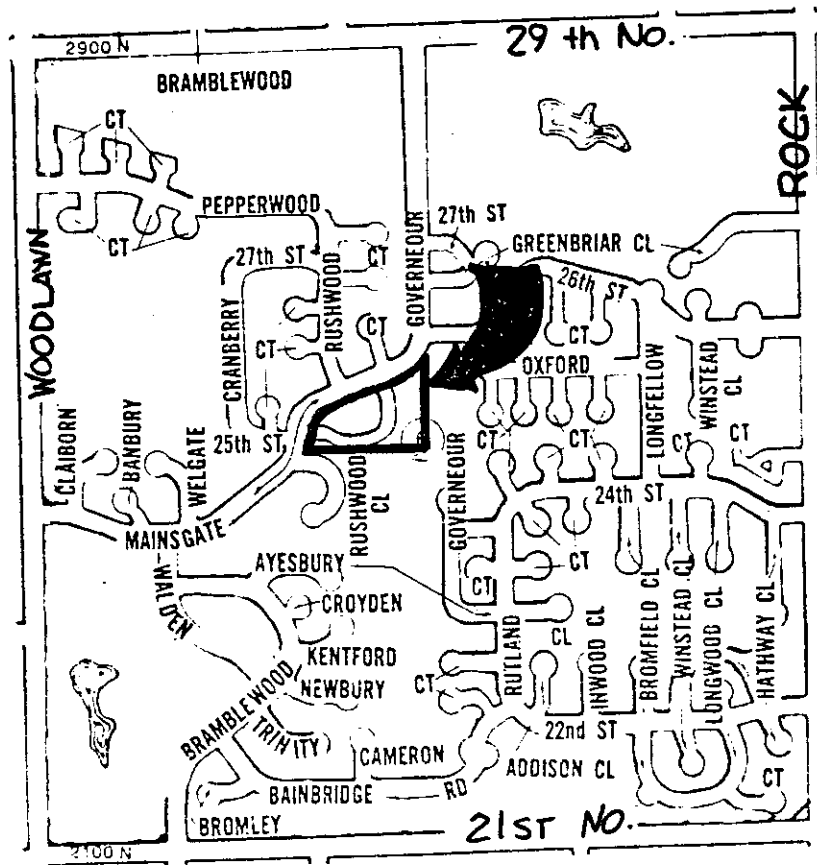
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 5,500 Sq. Ft.

CURRENT ZONING: "AA" with DP-73

PROPOSED ZONING: "AA" with DP-73

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Residential Community Unit Plan (DP-73). This property is being replatted for development of zero-lot line homes and to clear sufficient area within Reserve A for construction of a swimming pool.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed private interior streets to the 21-foot public street standard.
- F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
- 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 a method similar to special assessments.
- K. Since this plat proposes the platting of narrow street rights-of-way with adjacent "20-foot public drainage, utility and private street easement," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- L. On the final plat tracing, the plattor's text shall be amended to reference the platting of the parking easements within Reserve B.
- M. On the final plat tracing, the centerline of adjacent Mainsgate Street shall be labeled.

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- N. On the final plat tracing, the intersections of 25th Street North and Mainsgate and Cameron and Mainsgate shall be denoted with a heavy line as opposed to a dashed line. This is needed to denote the perimeter of Reserve C (private street).
- O. The final plat tracing shall omit the platting of a joint "utility and maintenance easement" (Lots 2 and 3, Block 1). Roof overhangs are not permitted within utility easements.
- P. Since this subdivision proposal represents a relative minor replat of an existing subdivision, it is recommended that Section 4-502 of the Regulations be waived and this plat be considered in final form.
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are guarantees for drainage required with this replat?
- W. As indicated on the final plat, the applicant proposes to plat three parking easements within Reserve B. The representative from City Engineering should be prepared to comment on the acceptability of the parking easement locations. Specifically, should the parking easement near Lot 7 be moved away from the private street curve?

NOTE: This plat has been submitted in final form only.