

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-12 -- THE MOORINGS 10TH ADDITION

OWNER/APPLICANT: CBB Northlakes LLC/Moorings North Addition HOA, Attn: Kurt and Brad Bachman, 4647 N. Meridian Wichita, KS 67204

SURVEYOR/AGENT: MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of 53rd St. North, West of Meridian Avenue

SITE SIZE: 59.89 acres

NUMBER OF LOTS

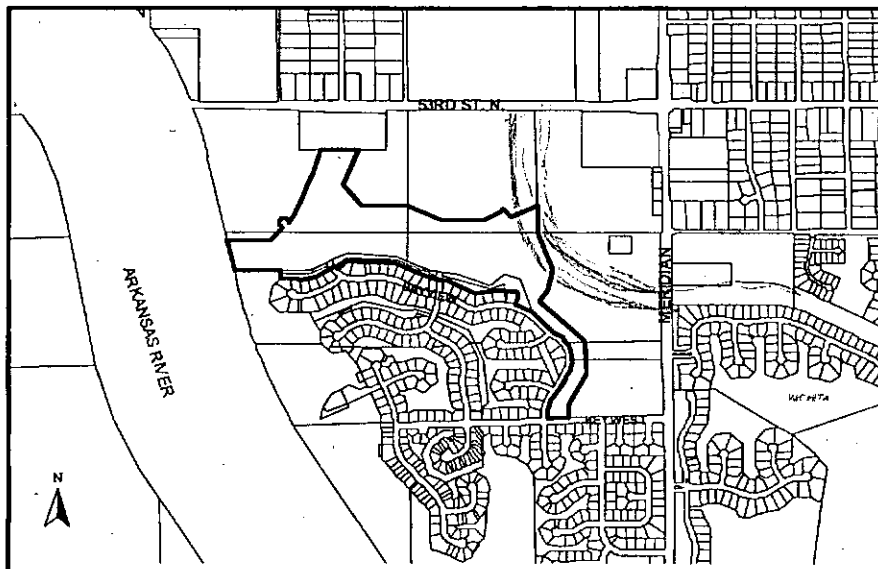
| | |
|--------------|-----------|
| Residential: | 98 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>98</u> |

MINIMUM LOT AREA: 10,347 square feet

CURRENT ZONING: SF-20, Single-Family Residential; SF-5, Single-Family Residential; OW, Office Warehouse

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Moorings North Addition and Northlakes Commercial Addition, in addition to unplatted property. The north portion of this site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change from OW, Office Warehouse to SF-5, Single-Family Residential for Lots 32 and 33, Block 3. The north portion of the site (except for Lots 32 and 33, Block 3) is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

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 residential portion of 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 City water and sanitary sewer (main and lateral) to serve the lots being platted. City Water and Sewer Department advises of building constraints for Lots 1 and 16, Block 1 and Lot 2, Block 2 due to the 25' raw water easement. According to City Water and Sewer Department, the 25' easement is owned by the City of Wichita, and the owner/agent needs to contact the water department (Jerry Blain at 268-4578) regarding purchase of that easement. Since the raw water line has been abandoned, a vacation request should also be completed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. City Engineering needs to comment on the status of the applicant's drainage concept. Per County Engineering, Reserves A and B should be expanded to the north to include the slope of the pond and to allow for maintenance.
- F. 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 (316-322-8247) to have a wetland determination completed.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves for this plat and for the subsequent phase of development. 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.
- H. Since Reserve E 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. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- 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.

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- J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for various lots within Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- M. GIS needs to comment on the plat's street names. *The street names are approved.*
- N. 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.
- O. 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.
- P. 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.)
- 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 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.

- V. Recording of the plat within 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.
- X. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov. Please include the name of the plat on the disc.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 2/22/07)

CASE NUMBER: SUB 2007-12 – THE MOORINGS 10TH ADDITION

OWNER/APPLICANT: CBB Northlakes LLC/Moorings North Addition HOA, Attn: Kurt and Brad Bachman, 4647 N. Meridian Wichita, KS 67204

SURVEYOR/AGENT: MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of 53rd St. North, West of Meridian Avenue

SITE SIZE: 57.66 acres

NUMBER OF LOTS

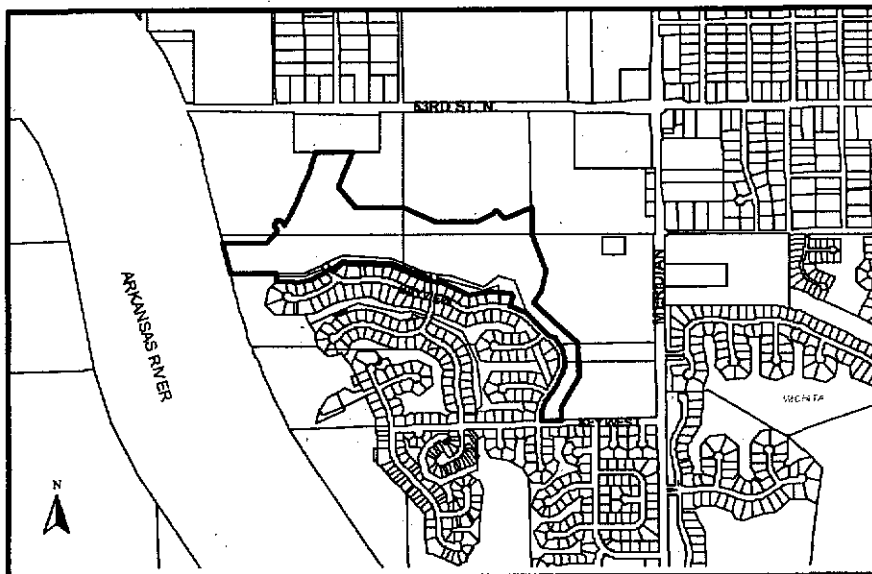
| | |
|--------------|-----------|
| Residential: | 96 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>96</u> |

MINIMUM LOT AREA: 11,078 square feet

CURRENT ZONING: SF-20, Single-Family Residential; SF-5, Single-Family Residential; OW, Office Warehouse

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Moorings North Addition and Northlakes Commercial Addition, in addition to unplatted property. The north portion of this site is located in the County adjoining Wichita's city limits and annexation is required. The Applicant proposes a zone change from OW, Office Warehouse to SF-5, Single-Family Residential for Lots 31 and 32, Block 3. The north portion of the site (except for Lots 31 and 32, Block 3) is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

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 residential portion of 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 City water and sanitary sewer (main and lateral) to serve the lots being platted. City Water and Sewer Department advises of building constraints for Lots 1 and 15, Block 1 and Lot 2, Block 2 due to the 25' raw water easement as denoted on the preliminary plat. According to City Water Utilities Department, the 25' easement is owned by the City of Wichita, and the easement may be vacated with this plat upon submittal of a guarantee for the pipeline abandonment. A vacation request should also be submitted for the remainder of the easement or vacated with subsequent plats.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. This plat will be subject to approval of the associated zone change and any related conditions of such a change. In the event a zone change is not completed prior to MAPC review of the plat, a restrictive covenant shall be provided limiting Lots 31 and 32, Block 3 to uses permitted in the SF-5 zoning district.
- E. City Engineering requests a drainage concept. Drainage easements need to be added within Block 2.
- F. This site is located over the Equus Beds aquifer. The applicant shall contact the Equus Beds Management District regarding any restrictions on the property.
- G. 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 (316-322-8247) to have a wetland determination completed.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- J. The applicant shall submit a covenant that provides 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.
- K. With the approval of this plat, a waiver of the lot depth to width ratio of the Subdivision Regulations for various lots within Block 2 has been approved. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- L. GIS has requested that Crystal Beach extending east of Boardwalk be replaced with a new name. "Sandkey" shall be labeled for the street adjoining Lots 1-11, Block 1.
- M. Recording data is needed for the off-site drainage dedication in the event it is recorded prior to the plat.

- N. 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.
- O. 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.
- P. 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.)
- 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.
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- U. Perimeter closure computations shall be submitted with the final plat tracing.
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