

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 12.

February 19, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-12 - THE MOORINGS SOUTH

OWNER/APPLICANT: C. Bill Bachman, 4647 N. Meridian, Wichita, KS 67204.

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: North side of 42nd Street North, West side of Meridian

SITE SIZE: 75.2 acres

NUMBER OF LOTS

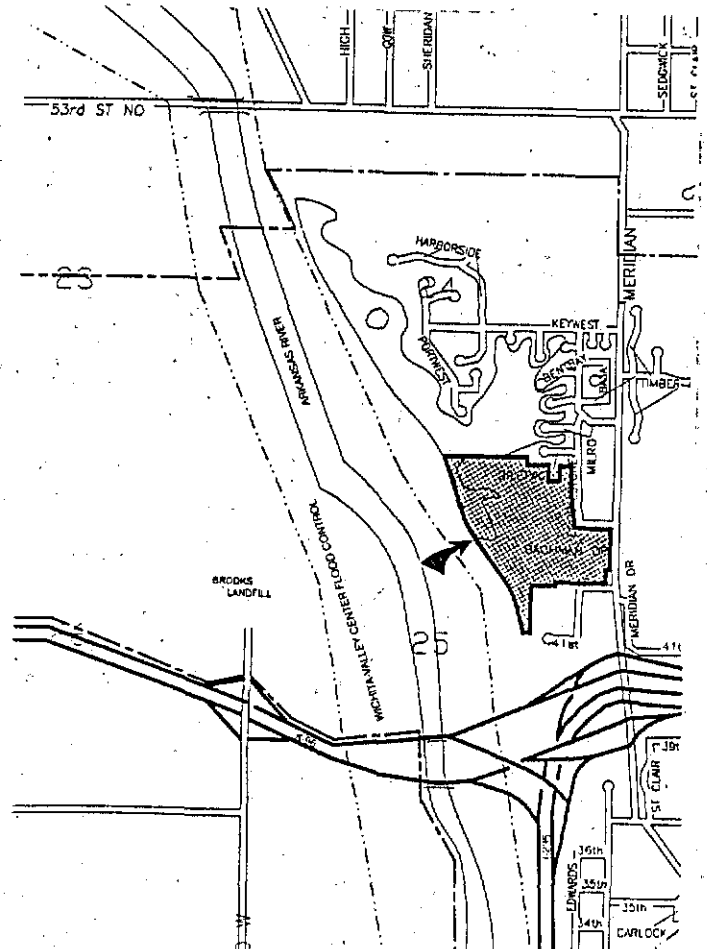
Residential:	90
Office:	
Commercial:	
Industrial:	
Total:	90

MINIMUM LOT AREA: 8,500 sq. ft.

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



Note: This plat is within the residential portion of the Moorings CUP (DP-78).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept, in addition to the minimum building pad elevation denoted on the plat.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks, which shall be provided on one side of Sunset Bay Drive.
- E. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- F. On the final plat tracing, the platlor's text shall specifically note that access control is being dedicated to the City of Wichita.
- G. On the final plat, the centerline of Meridian Avenue and Bachman Drive shall be labeled CL.
- ~~H.~~ This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. Front yard utility easements should be eliminated and replaced with rear yard easements except when not feasible (e.g. on the lots containing rear yards adjacent to the lake or the proposed pond).
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown

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 316-729-0102) 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. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

are sufficient and that utilities may be located adjacent to and within the easements.

- K. The applicant's agent shall determine any setback requirements for the pipeline by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. 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.
- M. 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.
- N. For any reserves indicated as involving structures, building setbacks shall also be indicated to any adjacent streets.
- O. 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.
- P. The Fire Department representative needs to comment on this plat's street names.
- Q. 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.
- R. 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

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-02 -- THE MOORINGS SOUTH ADDITION

OWNER/APPLICANT: C. Bill Bachman, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: Northwest corner of 42nd St. North and Meridian

SITE SIZE: 55.24 Acres

NUMBER OF LOTS

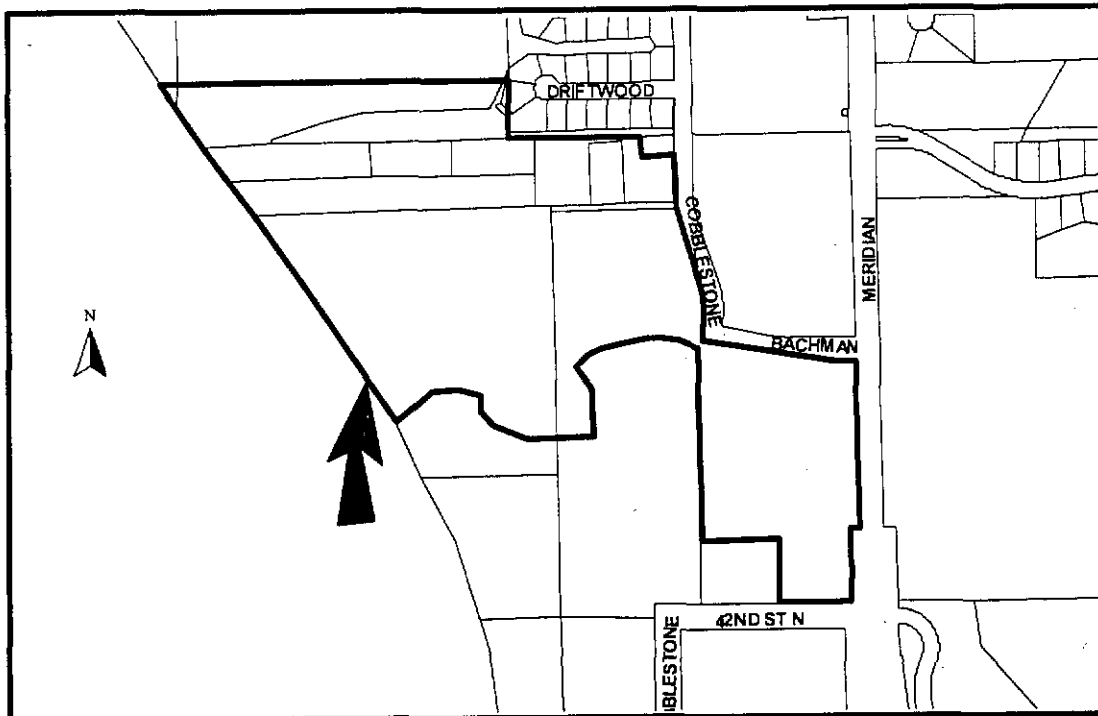
Residential:	48
Office:	
Commercial:	2
Industrial:	
Total:	50

MINIMUM LOT AREA: 10,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



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NOTE: This is an unplatted site located within the City. A zone change (ZON 2003-48) has been approved from SF-5, Single-Family Residential to LC, Limited Commercial for Lots 1 and 2, Block 4. The site is also subject to the Moorings Community Unit Plan (CUP 2003-50, DP-78).

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 Engineering needs to comment on the status of the applicant's drainage plan. **Additional excavation within 1000' of levee will require permit from County Engineer as well as approval from flood control.**
- D. An onsite benchmark is needed.
- E. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of the 64-ft streets.
- F. In accordance with the CUP approval, the following transportation improvements are required: 1) The applicant shall provide a guarantee for right-turn accel/deceleration lanes along the perimeter of the commercial lots, 2) A guarantee for signalization at the Meridian/Bachman intersection and/or at any drive access from Lot 1, Block 4 shall be provided; with signalization being required if warranted by a traffic engineering study.
- G. In accordance with the CUP approval, a cross-lot circulation agreement shall be provided between Lots 1 and 2, Block 4.
- H. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Meridian for Lot 1, Block 4. **The two openings are approved. The plat should note that the location of the openings shall be in accordance with the City of Wichita access management standards.**
- 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 (316-322-8247) to have a wetland determination completed."
- J. The Park and Pathways Plan indicates a greenway along the west line of the plat. A public access easement (30-ft minimum width) should be platted at this location.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves 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.
- L. The strip adjoining Lot 17, Block 1 should be included within a Reserve.

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- Z. The platlor'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.

- AA. 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.)

- BB. 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.

- CC. 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.

- DD. 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.

- EE. 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.

- FF. Perimeter closure computations shall be submitted with the final plat tracing.

- GG. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- HH. 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.

- II. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

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- M. Blocks 1 and 3 should be included within one block.
- N. The reserves are indicated as providing for "blanket" utility uses. These utilities should be restricted to easements that are located within the reserves to avoid conflict with the possible locations of structures indicated therein (recreational facilities, club house, gazebos).
- O. 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.
- P. Because of the landlocked nature of Reserve B being platted, a means of access shall be provided to such a Reserve.
- Q. 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.
- R. 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.
- S. 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.
- T. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- U. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- V. The year "2004" needs to replace "2003" within the signature blocks.
- W. GIS needs to comment on the plat's street names. **Sunset Bay needs to be revised to Sandkey.**
- X. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Y. 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.