

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-66 -- SIERRA HILLS ADDITION

OWNER/APPLICANT: Palladio Developers, Inc., Attn: Gene Vitarelli, 1822 S. Longfellow, Suite 10, Wichita, KS 67207

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East side of 127th St. East, North of Pawnee

SITE SIZE: 52.6 Acres

NUMBER OF LOTS

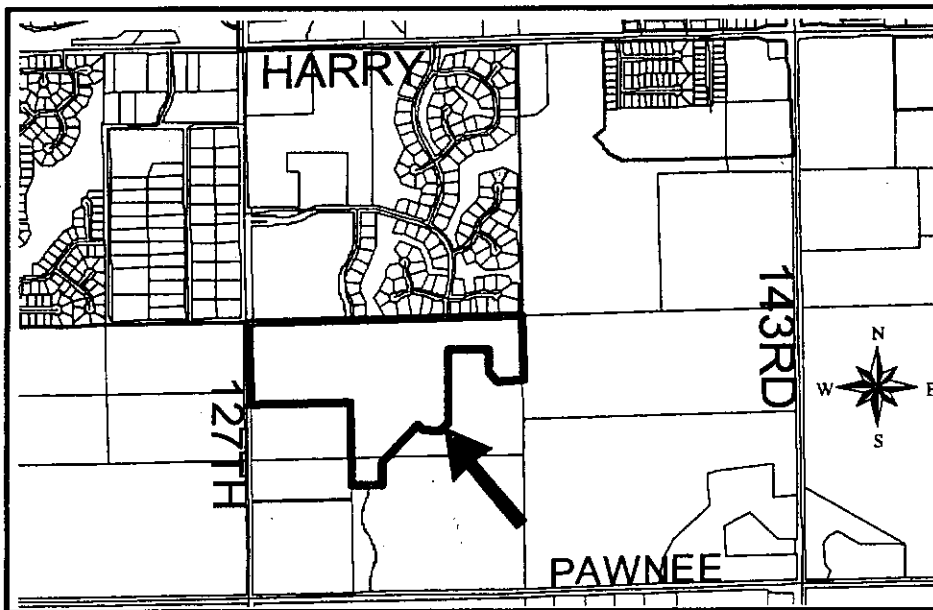
Residential:	146
Office:	
Commercial:	
Industrial:	
Total:	<u>146</u>

MINIMUM LOT AREA: 8,775 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/Traffic Engineering** needs to comment on the need for any improvements to 127th St. East. **County Engineering has required a guarantee for the paving of 127th St. to Bellaire Street.**
- F. The plat proposes complete access control along the plat's frontage to 127th St. East. The final plat shall reference the dedication of access controls in the plat's text.
- G. **Traffic Engineering** needs to comment on the right-of-way widths platted for the internal streets. **The 58-ft segment of the through street (Mt. Vernon) and the stub extending to the east need to be increased to 64 feet.**
- H. The plat's text on the final plat shall note the dedication of the streets to and for the use of the public.
- I. Street stub(s) or contingent street dedication(s) should be shown to the abutting property to the southwest for increased mobility when development occurs in these locations.
- J. 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 in addition to the loop street.
- K. If this site develops prior to Equestrian Estates, the paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's north line. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- L. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

- M. 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.
- N. 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.
- 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 blocks need to be numbered or lettered.
- Q. The wall easement shall be referenced in the plattor's text.
- R. The City Fire Department/GIS needs to comment on the plat's street names. Revised street names are required.
- S. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks 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.
- T. 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.
- U. The plattor'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

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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 7/18/02)

CASE NUMBER: SUB 2002-66 -- SIERRA HILLS ADDITION

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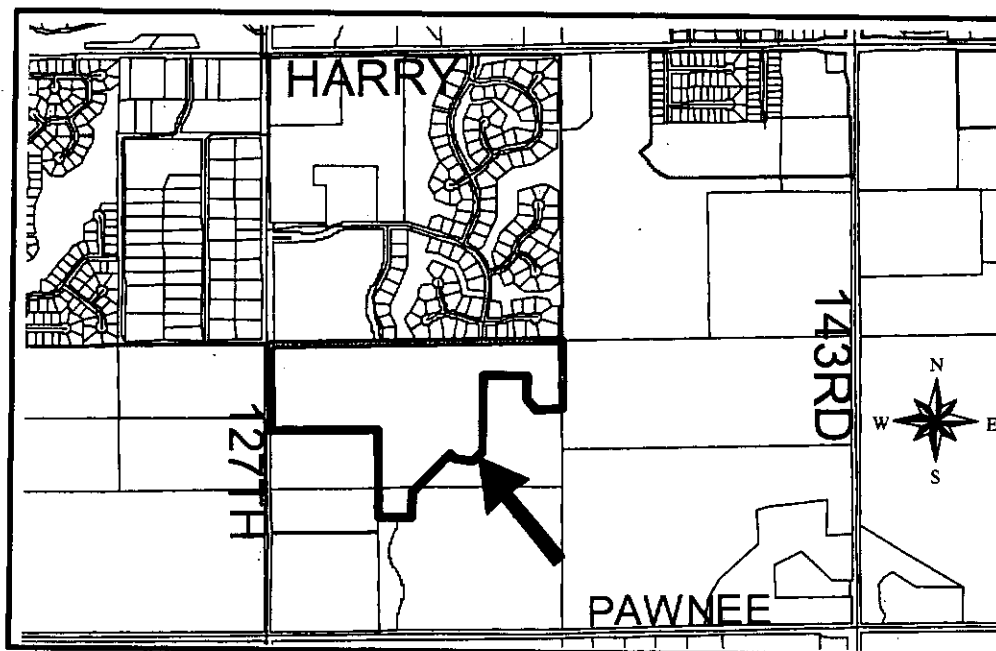
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NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

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. County/Traffic Engineering needs to comment on the need for any improvements to 127th St. East. County Engineering has required a guarantee for the paving of 127th St. to Cherry Creek.
- F. The plat proposes complete access control along the plat's frontage to 127th St. East.
- 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 in addition to the loop street.
- H. If this site develops prior to Equestrian Estates, the paving guarantee shall include the installation of a temporary turnaround at the terminus of Horseback at the plat's north line.
- 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 the governing body.
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- L. The City Fire Department/GIS needs to comment on the plat's street names. Triple Crown Ct within Block 4 needs to be renamed as Sierra Hills Ct. Triple Crown Cir needs to be renamed as Triple Crown Ct.
- M. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements and setbacks 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.
- 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.
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- 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.
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- 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.

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- 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.

December 31, 2002
Closure Calculations for Sierra Hills Residential

Course: S 89-59-15 E	Distance: 228.38
Course: N 00-00-45 E	Distance: 621.24
Course: S 89-39-47 W	Distance: 1323.27
Course: S 89-39-05 W	Distance: 1322.42
Course: S 00-08-23 W	Distance: 804.06
Course: S 89-51-37 E	Distance: 983.38
Course: S 00-08-23 W	Distance: 724.21
Course: S 89-51-37 E	Distance: 304.00
Course: N 00-08-23 E	Distance: 169.17
Course: N 45-08-23 E	Distance: 495.15
Course: S 44-51-37 E	Distance: 74.96
Course: S 89-51-37 E	Distance: 165.63
Course: N 47-41-56 E	Distance: 117.31
Course: N 00-00-45 E	Distance: 687.06
Course: S 89-59-15 E	Distance: 397.12
Course: S 00-00-45 W	Distance: 224.81
Course: S 44-51-37 E	Distance: 112.85

Perimeter: 8755.02

Area: 2316390.20 53.18 acres

Press any key for more...

Press any key for more...

Error of Closure: 0.017

Precision 1: 501277.29

Course: N 12-45-42 W

