SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
NOVEMBER 30, 2006

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2006-104 -- VALENCIA ADDITION

OWNER/APPLICANT: Chase Development, LLC, Attn: Rick Bufford, 2221 North Grove, Wichita, KS 67219

SURVEYOR/ENGINEER: Ruggles and Bohm, P.A., Attn: Chris Bohm, 924 North Main, Wichita, KS 67203

LOCATION: East of Meridian, South of 53rd St. North

SITE SIZE: 20.81 acres

NUMBER OF LOTS

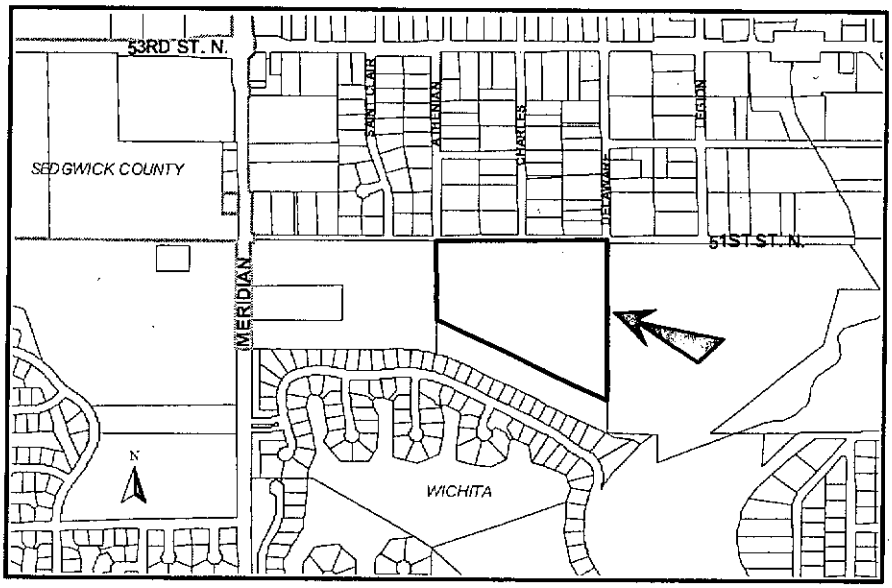
Residential:	54
Office:	
Commercial:	
Industrial:	
Total:	54

MINIMUM LOT AREA: 8,214 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Northcrest Estates Addition which includes four additional lots. The street layout has been revised to include a loop street connecting two cul-de-sacs.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of water and sewer.

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.

D. The Applicant shall guarantee the paving of the proposed streets.

E. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

F. 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.

G. For those reserves being platted for drainage purposes, the required covenant which 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.

H. 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-ft 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.

I. GIS needs to comment on the plat's street names. ***The street adjoining Lots 18-20, Block 2 needs to be labeled Delaware Ct. 51st St N needs to be labeled correctly.***

J. 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.

K. 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.

L. 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.)

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. 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.

O. 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.

P. 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.

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

R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

S. 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.

T. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
DECEMBER 28, 2006

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/30/06)

CASE NUMBER:	**SUB 2006-104 -- VALENCIA ADDITION**
OWNER/APPLICANT:	Chase Development, LLC, Attn: Rick Bufford, 2221 North Grove, Wichita, KS 67219
SURVEYOR/ENGINEER:	Ruggles and Bohm, P.A., Attn: Chris Bohm, 924 North Main, Wichita, KS 67203
LOCATION:	East of Meridian, South of 53rd St. North
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Commercial:	
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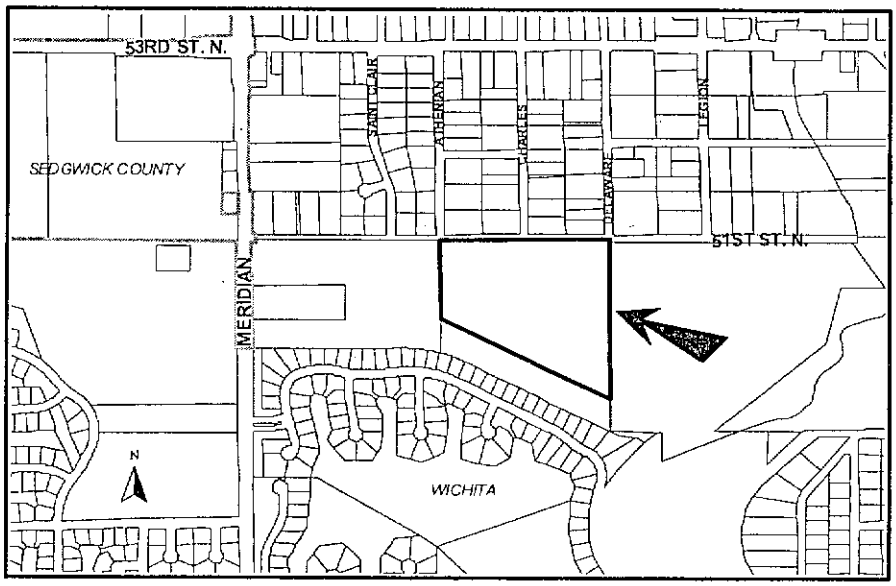
Total:	**54**
MINIMUM LOT AREA:	8,214 sq. ft.
CURRENT ZONING:	SF-5, Single-Family Residential
PROPOSED ZONING:	Same

VICINITY MAP



NOTE: This is a replat of Northcrest Estates Addition that includes four additional lots. The street layout has been revised to include a loop street connecting two cul-de-sacs.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of water and sewer. The applicant has previously petitioned for the sewer main that is under construction. The applicant shall contact **Debt Management** regarding the need for a respread agreement and the need for a cost redistribution on a square foot basis.

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.

D. The Applicant shall guarantee the paving of the proposed streets.

E. 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.

F. For those reserves being platted for drainage purposes, the required covenant which 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.

G. Reserves A, B, C & D need dimensioned.

H. 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-ft 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.

I. **GIS** needs to comment on the plat's street names. ***The street names are approved.***

J. 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.

K. 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.

L. 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.)

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