

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-81 -- WILSON FARMS 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, Market Centre, Wichita, KS 67201

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: South of 21st St. North, West of Webb Road

SITE SIZE: 35.57 Acres

NUMBER OF LOTS

Residential:	65
Office:	
Commercial:	
Industrial:	
Total:	<u>65</u>

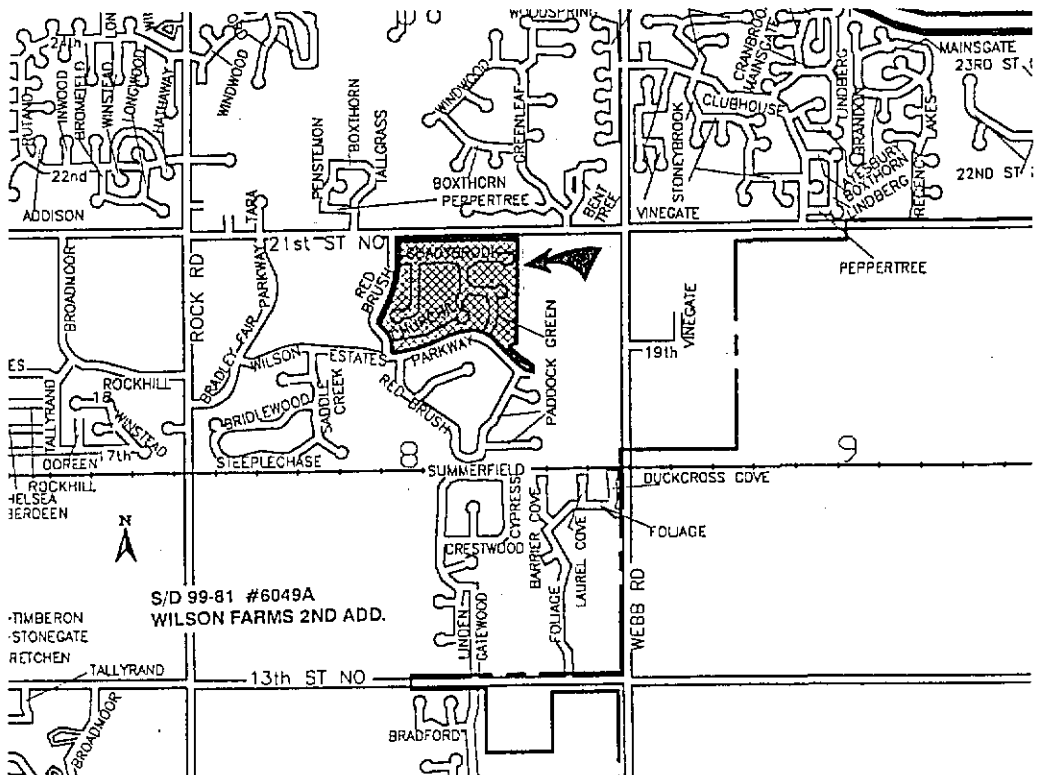
MINIMUM LOT AREA: 10,400 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

*Respread Agreements
on existing specials*

VICINITY MAP



M 22 - W/S

Note: This is a replat of Blocks 5,6, and 7 in the Wilson Farms Addition. It encompasses Parcels 5 and 6 of the Wilson Estates Residential CUP (DP-201, Amendment #1). The replat involves a new street layout and two fewer lots.

STAFF COMMENTS:

- A. The Applicant shall provide a guarantee for the extension of municipal water and sewer. City Engineering needs to comment on the need for any additional 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.
- D. The Applicant shall guarantee the installation of the proposed interior streets. This guarantee shall also provide for sidewalks along the looped or through type streets.
- E. As noted by the CUP, the Applicant shall guarantee a decel lane for eastbound traffic and a left turn lane for west bound traffic along 21st Street North for the site's entrance at Red Brush.
- F. It appears that a CUP adjustment may be needed. The Applicant shall contact MAPD Zoning staff to determine if the parcel boundaries of the CUP need to be adjusted to correspond with the lot configuration being platted.
- G. The plat's text proposes complete access control along the site's frontage to 21st St. North and Wilson Estates Parkway. The face of the plat shall also indicate the access controls.
- 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. This covenant shall also provide for the lot owners' association to maintain the "parking strip" located between this site's west and south property lines and driving surfaces for 21st St. North and Wilson Estates Parkway.
- I. 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.
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. In accordance with the Subdivision regulations, the 32 foot narrow street right-of-way requires the platting of an adjacent 15-foot drainage and utility easement.

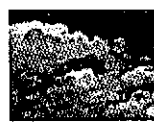
- L. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Wilson Estates Residential CUP (DP-201, Amendment #1).
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", 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.
- N. City Fire Department needs to comment on the plat's street names.
- O. To allow for County Surveyor approval, the appropriate signature block needs to be added.
- P. The County Surveyor has requested the closure of the following lots: Lot 5, Block 1; Lots 17, 18, and 19, Block 3.
- Q. Blocks 2 and 3 should be combined to create one block and lot numbers revised accordingly. Block 4 should be renumbered as Block 3.
- R. The centerline dimensions 40.04' and 44.96' north and south of Reserve B need to be corrected.
- S. The centerline dimensions east of Reserve B need to be added.
- T. The centerline dimensions north of Reserve K need to be added.
- U. The west dimension on the southern portion of Reserve C of 228.94' needs to be corrected.
- V. The westerly dimension on the northern portion of Reserve M needs to be added.
- W. The southerly dimension on the eastern portion of Reserve L needs to be added.
- X. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- Y. The platator'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.
- Z. 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.)
- AA. 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.

- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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.
- HH. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

RITCHIE



ASSOCIATES



August 1, 2000

VIA FAX (268-4114) AND REGULAR MAIL

Mr. Mike Lindebak
City Engineer, City of Wichita
455 North Main
Wichita, KS 67202

Re: Proposed Water Line
Wilson Farms

Dear Mike:

As you know, we have been in contact the last several months with a number of people from the City and with Mike Kelsey of PEC regarding the proposed layout for the proposed water line project along the south side of Wilson Estates. All involved have spent many hours discussing and walking the entire project. We appreciate the effort everyone has made to limit damage to the property.

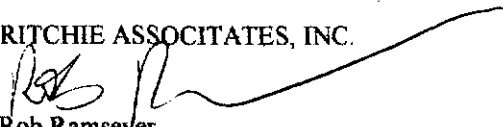
At each meeting and during each phone conversation, we have expressed our specific concerns regarding the large number of mature trees, many of which are 30 to 50 years old, that will be removed or substantially trimmed because of this project. These trees cannot be replaced. Tree removal of this magnitude flies in the face of the City's tree planting program and the City's landscape policies. The elimination of, and damage to these mature trees will adversely impact property values, security, and aesthetics for the many owners in Wilson Estates.

As I have explained to everyone I visited with on this issue, it is always our intent to work in cooperation with the City on these issues. We simply want to be left in the same position we were in prior to this project being constructed. Unfortunately, the current plans for this project do not leave the homeowners and us in that position.

There are a number of solutions to these issues and we have presented several. However, we were informed last week that the most logical and economical ones were vetoed by KGE. We will continue to work with the City so an acceptable solution to this problem can be found prior to the start of construction. We look forward to hearing from you.

Sincerely,

RITCHIE ASSOCIATES, INC.


Rob Ramseyer
Vice President, Development

Cc: Mike Kelsey, PEC
George Laham



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CITY - ENGINEERING



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