

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2008-11 – FALCON FALLS EAST ADDITION

**OWNER/APPLICANT:** Heights, LLC, Attn: Jay W. Russell, P.O. Box 75337, Wichita, KS 67275

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** East side of Hillside, South of 53rd St. North (District I)

**SITE SIZE:** 59.92 acres

**NUMBER OF LOTS**

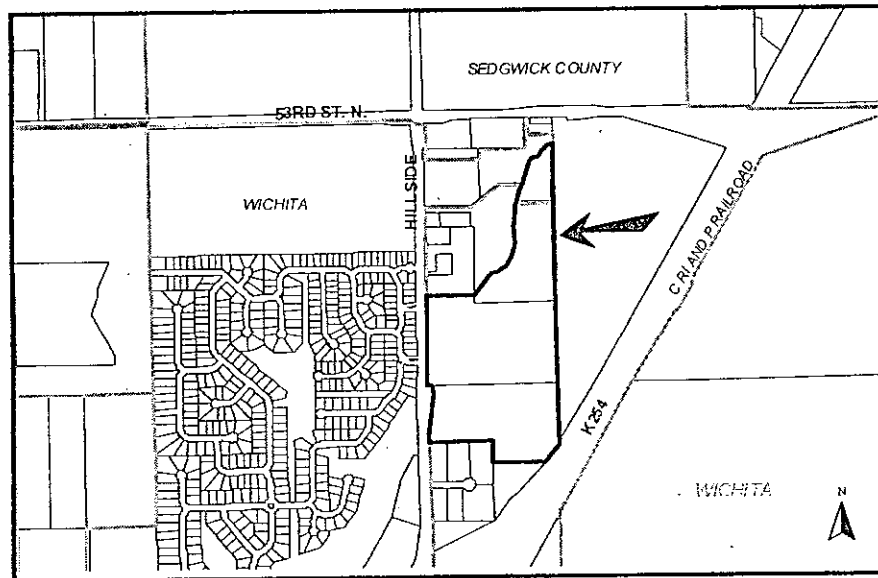
Residential:	98
Office:	
Commercial:	
Industrial:	
Total:	98

**MINIMUM LOT AREA:** 8,280 square feet

**CURRENT ZONING:** SF-20 Single-family Residential

**PROPOSED ZONING:** SF-5 Single-family Residential

**VICINITY MAP**



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**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20 Single-family Residential and will be converted to SF-5 Single-family Residential ("SF-5") 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 property will be zoned SF-5 and allow for the lot sizes being platted.
- B. City Water Utilities Department requires the extension of water and sewer (mains and laterals) to serve all lots being platted.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Engineering and County Engineering need the applicant's drainage plan. County Engineering requests the flood plain boundary be included on the west side of the channel. If the plat is establishing minimum building pad or lowest floor elevations, the location and elevation of a permanent on-site benchmark needs shown.
- E. Traffic Engineering has approved the access controls. The plat proposes one street opening along Hillside and complete access control along the remaining Hillside street frontage. The final plat shall reference the dedication of access controls in the plat's text.
- F. The building setback for Lot 25 adjoining Vassar Circle should be increased to 20 feet.
- G. Block numbers or letters shall be denoted on the face of the plat.
- H. A temporary turnaround for Vasser is needed at the east line of the plat. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street eastward.
- I. 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. The paving guarantee shall include the installation of a temporary turnaround for Vasser.
- J. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- K. The parking areas within Reserve E need to be included as "parking easements" and need to be at least 20-feet deep and no wider than 50 feet. The parking easements shall be referenced in the plat's text specifying that the easements are granted for residential parking only and that no obstructions shall be constructed or placed within the easements.
- L. The final plat tracing 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 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.

**SUB 2008-11 – Preliminary Plat of FALCON FALLS EAST ADDITION**  
**March 20, 2008 - Page 3**

- O. 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.
- P. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-foot or 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.
- Q. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 32 adjoining Vasser Circle. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- R. GIS requests the street stub to the east be named "Lanners".
- S. 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.
- T. 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.
- U. 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.)
- V. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. 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.
- BB. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 3/20/08)

**CASE NUMBER:** SUB 2008-11 – FALCON FALLS EAST ADDITION

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**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** East side of Hillside, South of 53rd St. North (District I)

**SITE SIZE:** 59.92 acres

**NUMBER OF LOTS**

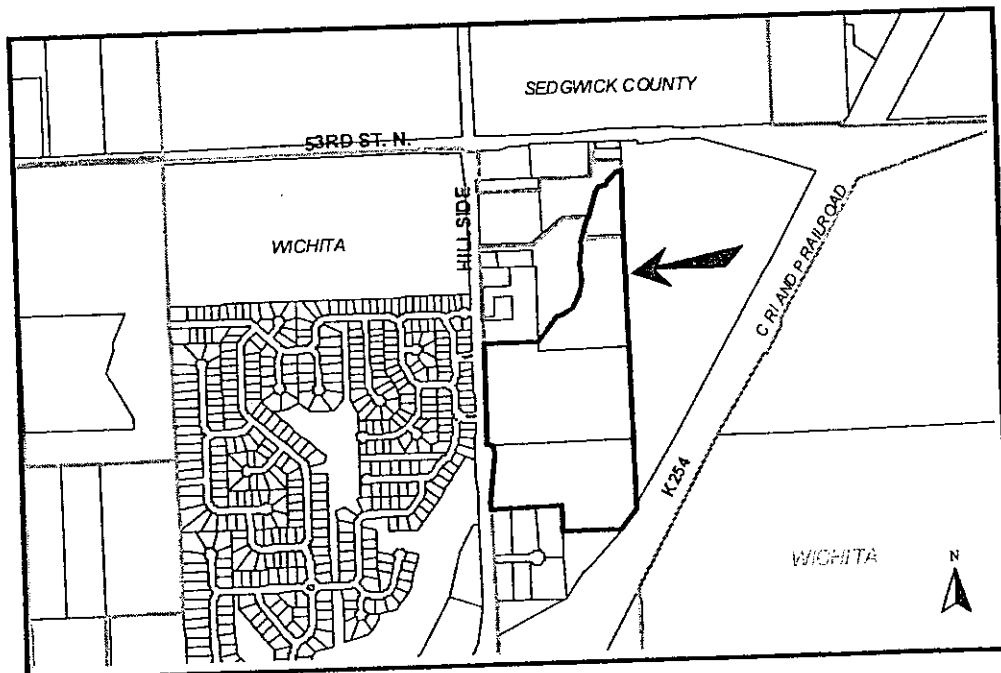
Residential:	98
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Commercial:	
Industrial:	
Total:	98

**MINIMUM LOT AREA:** 8,280 square feet

**CURRENT ZONING:** SF-20 Single-family Residential

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**VICINITY MAP**



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20 Single-family Residential and will be converted to SF-5 Single-family Residential ("SF-5") 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 property will be zoned SF-5 and allow for the lot sizes being platted.
- B. City Water Utilities Department requires the extension of water and sewer (mains and laterals) to serve all lots being platted.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the drainage plan.
- E. Traffic Engineering has approved the access controls. The plat proposes one street opening along Hillside and complete access control along the remaining Hillside street frontage. Complete access control is needed on Highway 254.
- F. The plat has two Block B's.
- G. The building setback for Lot 25 adjoining Vassar Circle should be increased to 20 feet.
- H. A temporary turnaround for Vasser is needed at the east line of the plat. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street eastward.
- I. 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. The paving guarantee shall include the installation of a temporary turnaround for Vasser.
- J. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- K. 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.
- 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 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.
- N. 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.
- O. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-foot or 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.

SUB 2008-11 – Final Plat of FALCON FALLS EAST ADDITION  
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- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 32 adjoining Vassar Circle. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. GIS requests the street stub to the east be named "Kite". Vassar should be renamed "Vassar Ave".
- R. 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.
- S. 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.
- T. 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.)
- U. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V. 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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- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Westar Energy has requested additional utility easements to be platted.
- AA. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.