

**STAFF REPORT**  
**(PRELIMINARY PLAT)**

**CASE NUMBER:** SUB 2002-95 -- TYLER'S LANDING ADDITION

**OWNER/APPLICANT:** Alan L. and George R. Rennick, Charles R. And Connie L. Woodard Trust, C/O Sondra L. Wilkinson, 4456 N. Maize Rd., Maize, KS 67101-9527; (Contract Purchaser) R & R Realty, LLC, Attn: Jay Russell, 12602 W. 13<sup>th</sup> Street, Wichita, KS 67235

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** Southeast corner of 37th Street North and Tyler Road

**SITE SIZE:** 140.41 Acres

**NUMBER OF LOTS**

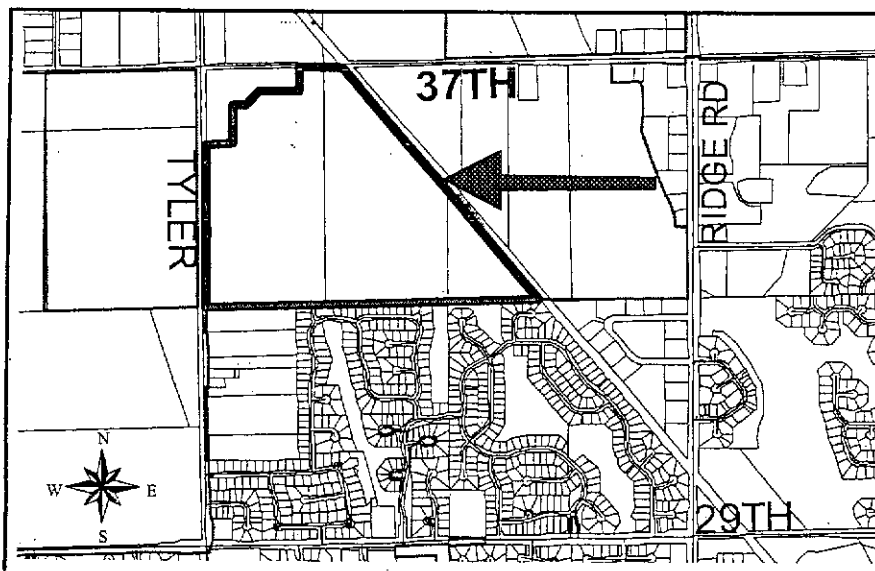
Residential:	370
Office:	
Commercial:	
Industrial:	
Total:	<u>370</u>

**MINIMUM LOT AREA:** 8,160 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 annexation is required. It is located in the Maize Area of Influence.

**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. Sedgwick County Public Works estimates up to 300 acres of drainage converges at the intersection of 37th Street No. and Tyler and needs to pass through this plat. The current drainage concept does not address offsite drainage requirements.
- E. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- F. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. County Engineering requests a guarantee for the paving of 37th Street No. A guarantee is also requested for a left turn lane on Tyler at Brookview and Pepper Ridge at 37th Street No.
- G. Traffic/County Engineering needs to comment on the access controls. The plat proposes complete access control along the plat's frontage to perimeter streets except for one opening for Lot 1, Block A. The final plat shall reference the dedication of access controls in the plat's text. Complete access control is recommended on the north side of Lot 1, Block A. Pepper Ridge should be relocated along the west line of Lot 1, Block A.
- H. The plat's text shall note the dedication of the streets to and for the use of the public.
- 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.
- J. It is recommended that Reserve L be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- K. 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.

- L. 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.
- M. City Fire Department/Traffic Department needs to comment on the street length of Lake Ridge Court which extends over 1,000 feet in Block B. The Subdivision Regulations limit urban cul-de-sacs to 600 feet in length. Lake Ridge Court should extend to the west to connect with Lang Circle.
- N. 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.
- O. 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.
- P. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- Q. Lot 87, Block B, does not meet the 25-foot lot frontage requirement.
- R. Lot 87, Block B, does not conform with the 50-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- S. The City Fire Department/GIS needs to comment on the plat's street names. Revised street names are requested.
- 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 plat'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.

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- 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 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 PORTION OF OVERALL PRELIMINARY PLAT, PRELIMINARY PLAT APPROVED 9/19/02)

**CASE NUMBER:** SUB 2002-95 -- TYLER'S LANDING ADDITION

**OWNER/APPLICANT:** R & R Realty, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235; R & R Realty, LLC, Attn: Rob Ramseyer, 8100 E. 22<sup>nd</sup> St. North, Suite 1000, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** South of 37th St. North, East side of Tyler Road

**SITE SIZE:** 38.7 acres

**NUMBER OF LOTS**

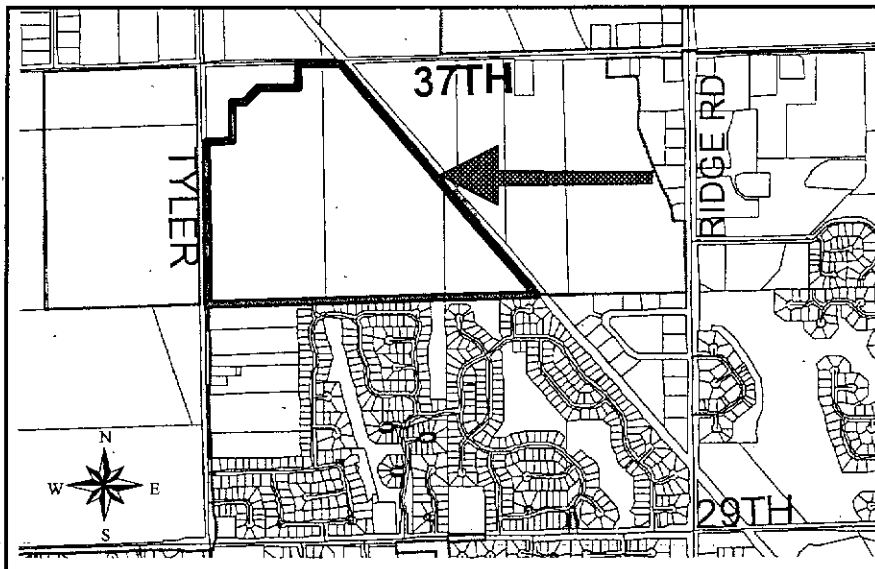
Residential:	103
Office:	
Commercial:	
Industrial:	
Total:	<u>103</u>

**MINIMUM LOT AREA:** 7,700 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 annexation is required. It is located in the Maize Area of Influence. This final plat consists of the southwestern portion of the overall preliminary plat approved for the site and represents the first phase of development.

**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 perimeter streets. *A guarantee is requested for a left turn lane on Tyler at Brookview.*
- F. 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.
- G. The paving guarantee shall include the installation of a temporary turnaround at the terminus of High Point at the plat's north line. If off-site, the temporary turnaround shall be established by separate instrument. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street.
- 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.
- I. For those reserves being platted for drainage purposes, the required covenant that 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 a covenant that 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.

- K. 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.
- L. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- M. The City Fire Department/GIS needs to comment on the plat's street names. High Point shall be labeled as "High Pt"
- N. "78<sup>th</sup> St. West" needs revised to "87<sup>th</sup> St. West".
- O. 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.
- P. The plat'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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

## CLOSURE - TYLER'S LANDING ADDITION

PT 01 North: 28250.8301 East : 44738.3687  
 Line Course: N 00-15-10 W Length: 1509.7100  
 PT 02 North: 29760.5254 East : 44731.7081  
 Line Course: N 89-44-50 E Length: 300.0000  
 PT 03 North: 29761.8489 East : 45031.7052  
 Line Course: S 37-07-22 E Length: 90.9100  
 PT 04 North: 29689.3624 East : 45086.5717  
 Line Course: N 89-44-50 E Length: 149.6700  
 PT 05 North: 29690.0227 East : 45236.2402  
 Curve Length: 74.1668 Radius: 182.0000  
 Delta: 23-20-55 Tangent: 37.6049  
 Chord: 73.6539 Course: S 69-25-46 E  
 Course In: N 32-14-42 E Course Out: S 08-53-47 W  
 RP North: 29843.9536 East : 45333.3446  
 PT 06 End North: 29664.1432 East : 45305.1987  
 Curve Length: 100.5448 Radius: 932.0000  
 Delta: 6-10-52 Tangent: 50.3231  
 Chord: 100.4997 Course: S 84-11-39 E  
 Course In: N 08-53-47 E Course Out: S 02-42-55 W  
 RP North: 30584.9308 East : 45449.3307  
 PT 07 End North: 29653.9772 East : 45405.1793  
 Line Course: S 00-15-10 E Length: 126.4400  
 PT 08 North: 29527.5385 East : 45405.7371  
 Line Course: N 89-31-47 E Length: 330.4000  
 PT 09 North: 29530.2503 East : 45736.1260  
 Line Course: S 00-13-06 E Length: 73.1900  
 PT 10 North: 29457.0608 East : 45736.4049  
 Line Course: S 45-20-40 E Length: 127.0000  
 PT 11 North: 29367.7998 East : 45826.7457  
 Line Course: N 89-31-47 E Length: 232.0700  
 PT 12 North: 29369.7046 East : 46058.8079  
 Line Course: S 00-13-06 E Length: 806.0100  
 PT 13 North: 28563.7004 East : 46061.8793  
 Line Course: S 13-50-12 E Length: 161.3700  
 PT 14 North: 28407.0131 East : 46100.4717  
 Line Course: S 00-28-13 E Length: 145.0000  
 PT 15 North: 28262.0180 East : 46101.6618  
 Line Course: S 89-31-47 W Length: 1363.3400  
 PT 01 North: 28250.8280 East : 44738.3677

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CLOSURE - TYLER'S LANDING ADDITION

PT 01 North: 28250.8301 East : 44738.3687  
 Line Course: N 00-15-10 W Length: 1509.7100  
 PT 02 North: 29760.5254 East : 44731.7081  
 Line Course: N 89-44-50 E Length: 300.0000  
 PT 03 North: 29761.8489 East : 45031.7052  
 Line Course: S 37-07-22 E Length: 90.9100  
 PT 04 North: 29689.3624 East : 45086.5717  
 Line Course: N 89-44-50 E Length: 149.6700  
 PT 05 North: 29690.0227 East : 45236.2402  
 Curve Length: 74.1668 Radius: 182.0000  
     Delta: 23-20-55 Tangent: 37.6049  
     Chord: 73.6539 Course: S 69-25-46 E  
     Course In: N 32-14-42 E Course Out: S 08-53-47 W  
 RP North: 29843.9536 East : 45333.3446  
 PT 06 End North: 29664.1432 East : 45305.1987  
 Curve Length: 100.5448 Radius: 932.0000  
     Delta: 6-10-52 Tangent: 50.3231  
     Chord: 100.4997 Course: S 84-11-39 E  
     Course In: N 08-53-47 E Course Out: S 02-42-55 W  
 RP North: 30584.9308 East : 45449.3307  
 PT 07 End North: 29653.9772 East : 45405.1793  
 Line Course: S 00-15-10 E Length: 126.4400  
 PT 08 North: 29527.5385 East : 45405.7371  
 Line Course: N 89-31-47 E Length: 330.4000  
 PT 09 North: 29530.2503 East : 45736.1260  
 Line Course: S 00-13-06 E Length: 73.1900  
 PT 10 North: 29457.0608 East : 45736.4049  
 Line Course: S 45-20-40 E Length: 127.0000  
 PT 11 North: 29367.7998 East : 45826.7457  
 Line Course: N 89-31-47 E Length: 232.0700  
 PT 12 North: 29369.7046 East : 46058.8079  
 Line Course: S 00-13-06 E Length: 806.0100  
 PT 13 North: 28563.7004 East : 46061.8793  
 Line Course: S 13-50-12 E Length: 161.3700  
 PT 14 North: 28407.0131 East : 46100.4717  
 Line Course: S 00-28-13 E Length: 145.0000  
 PT 15 North: 28262.0180 East : 46101.6618  
 Line Course: S 89-31-47 W Length: 1363.3400  
 PT 01 North: 28250.8280 East : 44738.3677