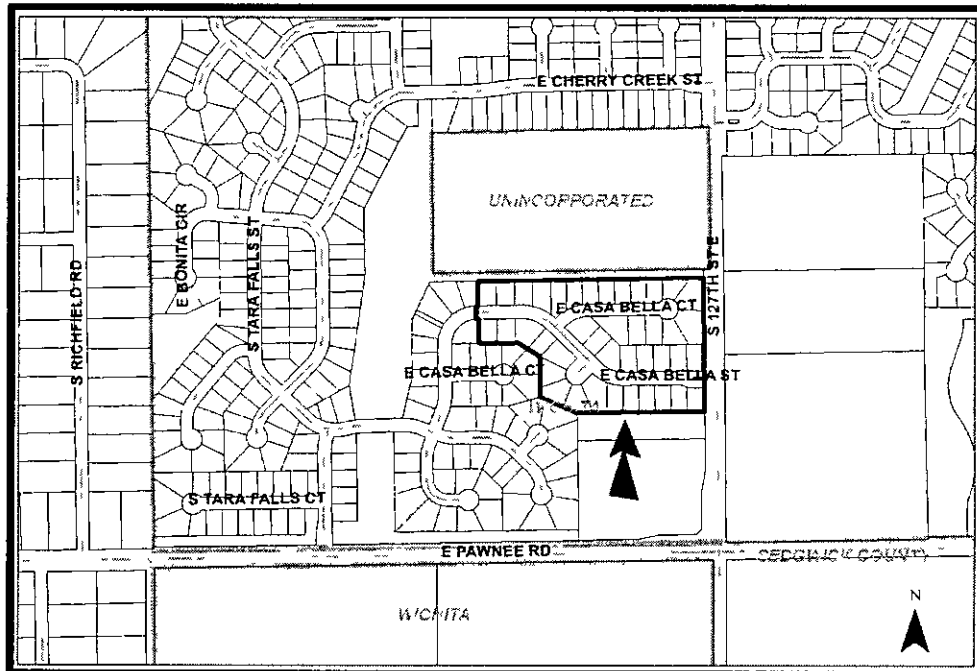


STAFF REPORT
(Sketch Plat, Deferred 7/15/10)

| | |
|--------------------------------|--|
| <u>CASE NUMBER</u> | SUB 2010-33 -- CASA BELLA 3 RD ADDITION |
| <u>OWNER/APPLICANT</u> | Tara Development, Inc , Attn Gene Vitarelli, P O Box 781974, Wichita, KS 67278 |
| <u>SURVEYOR/AGENT</u> | Ruggles & Bohm, P A , 924 N Main, Wichita, KS 67203 |
| <u>LOCATION</u> | North of Pawnee, West side of 127 th St East (District II) |
| <u>SITE SIZE</u> | 13 09 acres |
| <u>NUMBER OF LOTS</u> | |
| Residential | 46 |
| Office | |
| Commercial | |
| Industrial | |
| Total | <u>46</u> |
| <u>MINIMUM LOT AREA</u> | 8,619 square feet |
| <u>CURRENT ZONING</u> | SF-5 Single-family Residential |
| <u>PROPOSED ZONING</u> | SF-5 Single-family Residential, TF-3 Two-family Residential |

VICINITY MAP



SUB 2010-33 -- Sketch Plat of CASA BELLA 3RD ADDITION
July 29, 2010 - Page 2

NOTE This is a replat of a portion of the Casa Bella 2nd Addition which involves a revised street layout. The applicant requests a zone change (ZON 2010-24) from SF-5 Single-family Residential to TF-3 Two-family Residential for Lots 1-18, Block 1.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

STAFF COMMENTS.

- A This plat is subject to approval of the associated zone change and any related conditions of such a change.
- B City of Wichita Water Utilities Department requests a petition for extension of water (transmission and distribution) and sewer (lateral) mains 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 Storm Water Management needs to comment on the applicant's drainage concept.
- E The plat proposes two street openings along 127th St East. Traffic Engineering has approved the location of the street openings. Access controls need to be platted. The plat's text on the final plat shall note the dedication of the streets to and for the use of the public.
- 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 A temporary turnaround for Casa Bella is needed at the west 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 westward.
- H 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.
- I GIS has requested the street name for the cul-de-sac be "Willowgreen Cir".
- 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 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 storm water.
- 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.

SUB 2010-33 -- Sketch Plat of CASA BELLA 3RD ADDITION
July 29, 2010 - Page 3

- 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 National Pollutant Discharge Elimination System 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 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.
- S A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (E-Mail address cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT
(One-Step Final Plat, Sketch Plat Approved 7/29/10)

CASE NUMBER: SUB 2010-33 -- CASA BELLA THIRD ADDITION

OWNER/APPLICANT Tara Development, Inc , Attn Gene Vitarelli, P O Box 781974, Wichita, KS 67278

SURVEYOR/AGENT Ruggles & Bohm, P A , Attn Will Clevenger, 924 N Main, Wichita, KS 67203

LOCATION North of Pawnee, West side of 127th St East (District II)

SITE SIZE 13.08 acres

NUMBER OF LOTS

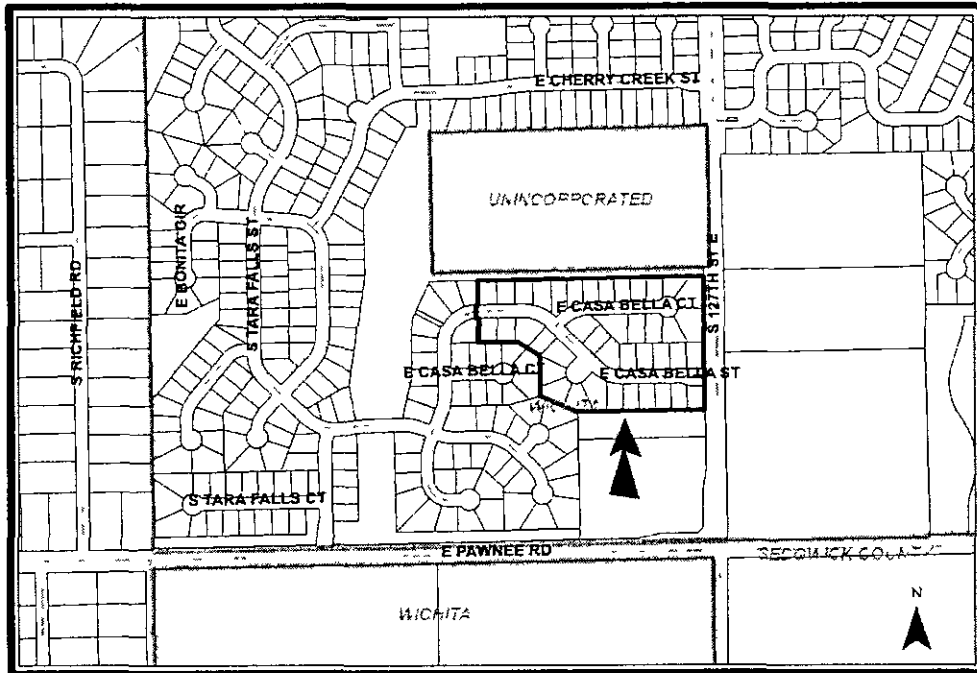
| | |
|-------------|-----------|
| Residential | 46 |
| Office | |
| Commercial | |
| Industrial | |
| Total | <u>46</u> |

MINIMUM LOT AREA. 8,619 square feet

CURRENT ZONING SF-5 Single-family Residential

PROPOSED ZONING SF-5 Single-family Residential, TF-3 Two-family Residential

VICINITY MAP



SUB 2010-33 -- One-Step Final Plat of CASA BELLA THIRD ADDITION
September 16, 2010 - Page 2

NOTE This is a replat of a portion of the Casa Bella 2nd Addition which involves a revised street layout. A zone change (ZON 2010-24) has been approved from SF-5 Single-family Residential to TF-3 Two-family Residential for Lots 1-18, Block 1 subject to replatting.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

STAFF COMMENTS

- A City of Wichita Water Utilities Department requests a petition for extension of water (transmission and distribution) and sewer (lateral) to serve all lots being platted
- B If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording
- C City Storm Water Management requests a revised drainage plan. The grading plan needs minor revisions. Both NGVD and NAVD datums are needed for the minimum pad table
- D The plat proposes two street openings along 127th St East. Traffic Engineering has approved the location of the street openings
- E 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
- F 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
- G Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves
- H The signature block for the City Attorney needs to be deleted
- I GIS requests the abbreviation of "127th St E"
- J 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 storm water
- K 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.)
- L The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents
- M To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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
- N 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
- O 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 National Pollutant Discharge Elimination System Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located

SUB 2010-33 – One-Step Final Plat of CASA BELLA THIRD ADDITION
September 16, 2010 - Page 3

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.

- P Penmeter closure computations shall be submitted with the final plat tracing.
- Q 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.
- R A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (E-Mail address cholloway@wichita.gov). Please include the name of the plat on the disc.