

STAFF REPORT

(One-Step Final Plat, Preliminary Plat Deferred 12/15)

CASE NUMBER: SUB 2005-140 -- TERRADYNE WEST ADDITION

OWNER/APPLICANT: Terradyne West, Attn: Craig Smith, 9340 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Poe and Associates, Inc., 5940 E. Central, Wichita, KS 67208

LOCATION: West side of 159th St. East, North side of Central

SITE SIZE: 50.78 acres

NUMBER OF LOTS

Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	<u>47</u>

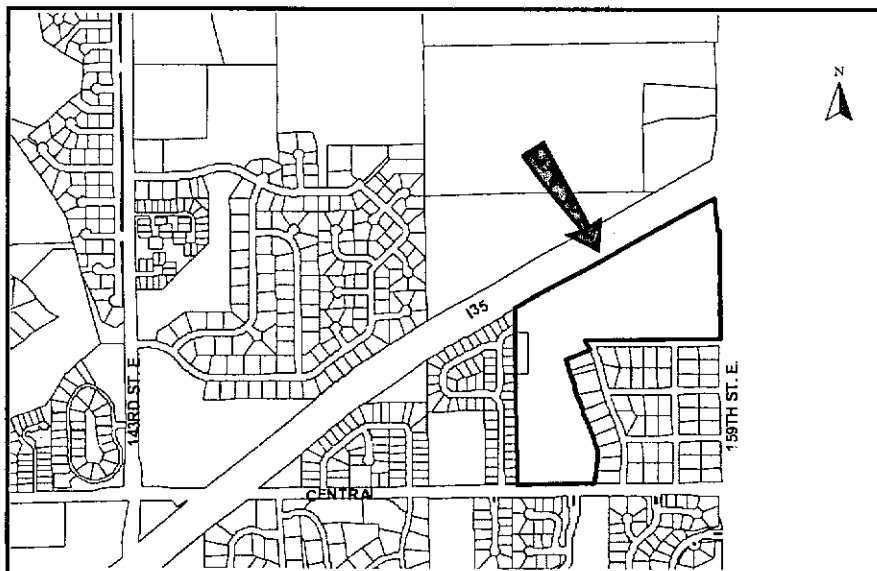
MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

60

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 upon annexation. The site is located within the 100-year floodplain.

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. Petitions are needed for water distribution system and for water supply line extension in 159th E. Petitions are needed for sewer lateral and main assessment.
- 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. If any drainage will be directed onto Kansas Turnpike, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- F. City Engineering needs to comment on the access controls. The plat denotes one street opening along Central and two street openings along 159th St. East. The final plat tracing shall reference the dedication of access controls in the plat's text. Access controls are approved.
- G. Additional right-of-way is needed along Central. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban/rural arterials.
- H. Additional right of way is needed along turnpike for widening of turnpike bridge.
- I. There are inconsistencies between labeling of plat and text with regard to floodway reserve.
- J. County Engineering recommends Wichita and Andover resolve which city will annex and maintain 159th E.
- K. In accordance with the Subdivision Regulation the private streets shall be platted as a Reserve and be constructed to the public street standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- L. A covenant shall be submitted regarding the private street, which sets forth 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 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.

- O. GIS needs to comment on the plat's street names. GIS has requested Pineview be labeled adjoining Lots 7-13, Block 2, Pinehurst should be replaced with Belle Terre Cir.
- P. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- Q. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- R. 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Z. 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. Westar Energy has requested additional easements.

- 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). Please include the name of the plat on the disc.

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(Preliminary Plat)

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SITE SIZE: 50.78 acres

NUMBER OF LOTS

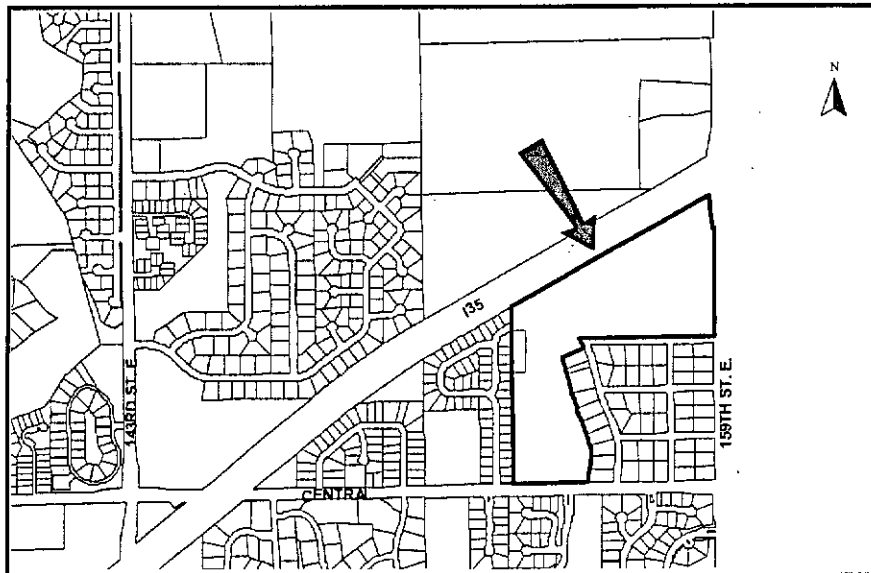
Residential:	51
Office:	
Commercial:	
Industrial:	
Total:	<u>51</u>

MINIMUM LOT AREA: 5,000 sq. ft.

CURRENT ZONING: F-20, Single-Family Residential

PROPOSED ZONING: F-5, Single-Family Residential

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 upon annexation. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- D. If any drainage will be directed onto Kansas Turnpike, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. County Engineering needs to comment on the access controls. The plat denotes one street opening along Central and two street openings along 159th St. East. Access controls need to be denoted along 159th St. East. The final plat shall reference the dedication of access controls in the plat's text.
- F. Additional right-of-way is needed along perimeter streets. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban/rural arterials.
- G. Additional right of way is required in area of KTA bridge and fill.
- H. County Engineering recommends Wichita and Andover resolve which city will annex and maintain 159th E.
- I. In accordance with the Subdivision Regulation the private streets shall be platted as a Reserve and be constructed to the public street standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- J. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes.
- K. Reserve A is indicated as providing for "blanket" utility uses. These utilities should be restricted to easements that are located within the reserves to avoid conflict with the possible locations of structures indicated therein (club house, shelter buildings).
- 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 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.

- O. Blocks shall be denoted on the face of the plat and referenced in the plat's text.
- P. GIS needs to comment on the plat's street names. *GIS has requested new street names.*
- Q. 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.
- R. 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.
- S. 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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