

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-73 – EAGLE’S LANDING AT NORTH OLIVER SECOND ADDITION

OWNER/APPLICANT: Leewood Homes, Inc., 3500 N. Rock Road, Bldg 2200, Suite 204, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 45th St. North and Oliver

SITE SIZE: 71.29 Acres

NUMBER OF LOTS

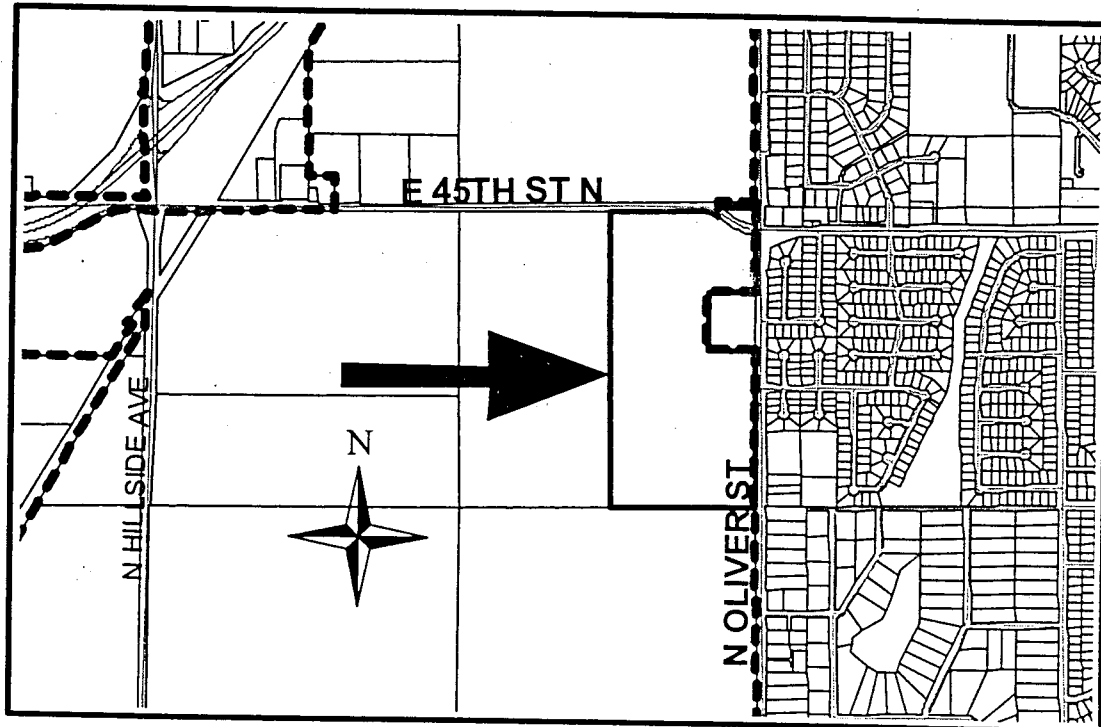
Residential:	181
Office:	
Commercial:	5
Industrial:	
Total:	<u>186</u>

MINIMUM LOT AREA: 7,200 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial I

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Eagles Landing at North Oliver Addition which contains 18 additional lots. The street layout and boundaries of the reserves represent the same configuration. The site was annexed by the City of Wichita in April 2001. A zone change (ZON 2001-29) was approved from SF-5, Single-Family Residential to LC, Limited Commercial for the portion of the plat abutting the north and south sides of 45th St. North. The site is located in the Bel Aire Area of Influence.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer services to the site. City Engineering needs to comment on the need for a respread agreement in addition to any other 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 need to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. Four access openings are proposed along the south side of 45th St. North and one opening along the north side of 45th St. North. Complete access control has been platted along the plat's frontage to Oliver. Shared openings are proposed between Lots 1 and 2, Block E, and between Lots 3 and 4, Block E.
- E. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- F. 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.
- G. 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.
- H. The applicant has indicated that he is in the process of having a blanket pipeline easement confined. If this easement, when confined, impacts this site, the easement shall be shown on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. The signature line for Chris Cherches needs to be revised to reference "City Manager".
- K. The Subdivision Regulations require a 75-ft half-street right-of-way at arterial intersections; however Traffic Engineering has approved for the Eagles Landing at North Oliver Addition a 60-ft right-of-way with corner clip at the 45th St. North and Oliver intersection.

- L. For Lot 5, Block D, the lot depth to width ratio exceeds the maximum 2.5 to 1 as specified by the Subdivision Regulations. *A modification from the Subdivision regulations is needed.*
- M. The Applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall also provide for sidewalk on at least one side of all through, non-cul-de-sac streets.
- 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. Lot 4, Block E needs to be dimensioned at the northwest corner.
- P. Lot 1, Block D needs a bearing added along the south line.
- Q. The utility easement between Lots 23 and 24, Block D needs located.
- R. The lot dimension on the northeast line of Lot 17, Block B needs corrected.
- S. Lot 68, Block C needs a bearing along the south line added.
- T. The lot dimension on Lot 45, Block A needs moved.
- U. Lot 41, Block A needs a dimension along the east line added.
- V. 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.
- W. 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.)
- X. 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.
- Y. 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.
- Z. 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.

- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. 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.
- EE. 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.