

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2023-00064 – REBER 3RD ADDITION (CITY)

OWNER/APPLICANT: Reber Land, LLC, PO Box 75337, Wichita, KS 67275

SURVEYOR/AGENT: Baughman Company, P.A., 315 S. Ellis, Wichita, KS 67037

LOCATION: South side of East Central Avenue and one-quarter mile west of North 143rd Street East (District II)

SITE SIZE: 54.45 acres

NUMBER OF LOTS

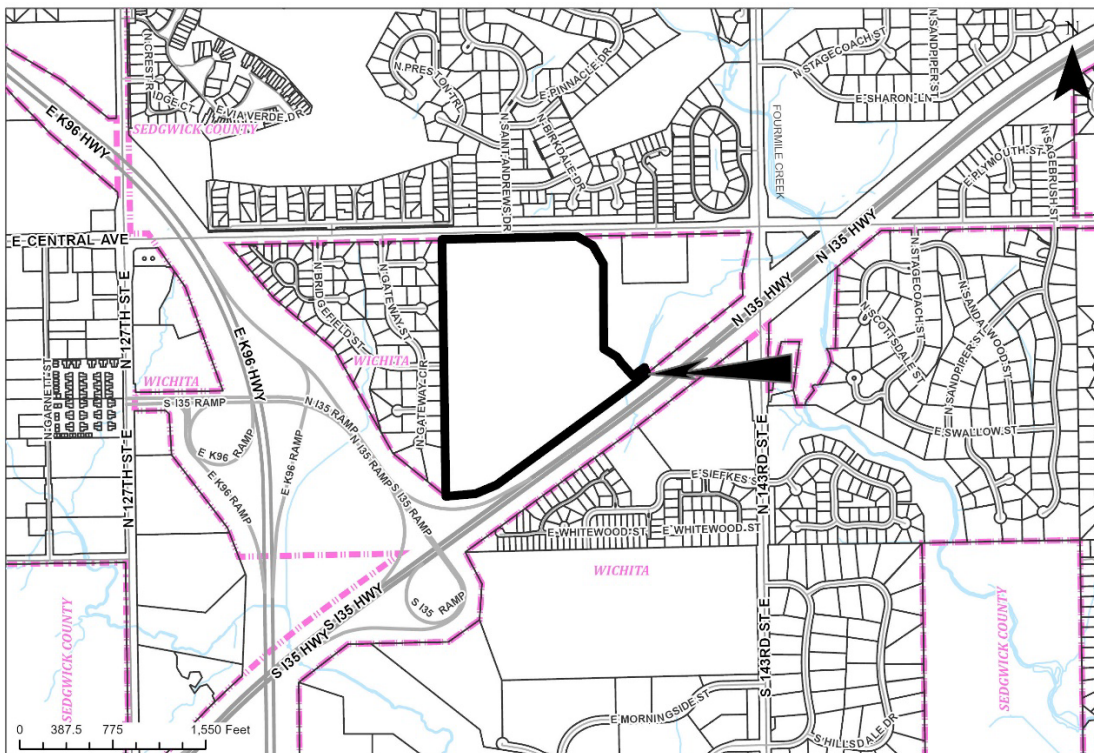
Residential:	107
Office:	
Commercial:	
Industrial:	
Total:	<u>107</u>

MINIMUM LOT AREA: 11,474 sf

CURRENT ZONING: SF-5 Single Family Residential

PROPOSED ZONING: SF-5 Single Family Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 107-Lot Residential Subdivision on property located within the City of Wichita. This subdivision is a replat of Reber 2nd Addition.

Complete Access Controls with (1) 85' opening is indicated along East Central Avenue. A secondary point of access to the subdivision, via Birkdale Drive, is through the Reber 2nd Addition located east of this plat.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER for hammerhead turnaround in lieu of circular turnarounds on Birkdale Court. Subdivision Regulations Section 7-201 (R) states: "For urban subdivisions, cul-de-sacs shall be provided with a circular turnaround right-of-way with a turn-diameter of at least 70 feet and a street property line diameter of at least 100 feet." Approval of this Modification/Waiver is contingent upon the approval of hammerhead turnaround by the City of Wichita Fire Department.
- 2) The applicant requests a MODIFICATION/WAIVER to allow street length of more than 800 feet and no emergency access easement for Springhollow Street, Birkdale Drive, and Saint Andrews Court. Subdivision Regulation Section 7-201(R) states: "In order to provide for the development of residential areas characterized by streets with reduced traffic speeds, volumes and the absence of through traffic, the platting of streets with a single point of ingress and egress (cul-de-sac) is permitted. Streets that are designed to have a single point of ingress and egress shall not be longer than 800 feet for urban subdivisions, and 1,200 feet for suburban subdivisions. For urban subdivisions, culs-de-sac shall be provided with a circular turnaround right-of-way with a turn-diameter of at least 70 feet and a street property line diameter of at least 100 feet." Subdivision Regulation Section 7-201(R) further states: "Emergency access easements shall be dedicated to mitigate the concerns regarding emergency access that are created by cul-de-sac streets that exceed 800 feet in length in urban subdivisions or 1,200 feet in length in suburban subdivisions. A guarantee shall be submitted by the subdivider that assures the construction of an all-weather roadway surface within an emergency access easement along with all planned access points to adjacent public or private street systems. The subdivider shall also guarantee any required gating, fencing or special signing necessitated by the platting of an emergency access easement." Since the above regulations are based on public safety measures and requirements, a MODIFICATION/WAIVER from this requirement shall only be granted with the approval of City Fire Department.
- 3) The applicant requests a MODIFICATION/WAIVER to allow access to streets through reserve strips. The Subdivision Regulations Section 7-201 (F) states: "Reserve strips controlling access to streets shall be prohibited except where their control is placed with the governing body under conditions approved by the Planning Commission, or the platting of reserve strips is provided for by a Community Unit Plan approved by the Planning Commission and the appropriate governing body." Reserve F consists of fire apparatus access to existing street on platted property to the west.
- 4) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lots 39,40, 90 thru 97 Block A and Lots 9 & 10 Block B. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width.

The Subdivision Committee may recommend a MODIFICATION/WAIVER 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/WAIVER 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 Public Works and Utilities Department

1. Comments are forthcoming.

B. City Stormwater Management

1. Comments have not been received at the time of writing this report.

C. City Fire

1. Requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.
2. Requires for developments of one or two family dwellings where the number of dwelling units exceeds 30 shall provide two separate and approved fire apparatus access roads. When City Fire requires two fire apparatus access roads, they shall be placed a distance apart following D107.2. Oakwood, Springhollow, and Saint Andrews St. do not meet requirement.
3. Waiver #1, WFD approves the following requirements for hammerhead dimensions in D103.1.
4. WFD approves Waiver #2 (following requirements for minimum clearance around a fire hydrant in D103.1, 26 feet).

D. Traffic Engineering

1. Left turn lanes are needed on Central for the approach at St. Andrews Street.
2. Approves of Access Controls and Openings.

E. City Environmental Health (EH)

1. GIS shows that City water and sewer is in the area. The expectation of Environmental Health is that these lots will be on City water and City sewer, as proposed. Environmental Health requires any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.

F. County Public Works

1. States Lot 67 Block A is landlocked.
2. Access Controls approved as shown.
3. Right-of-way approved as shown.

G. Planning

1. Since this plat proposes the platting of narrow street right-of-way with adjacent 20-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.

H. County Surveying

1. Advises the label of the NE corner of the section needs corrected.

I. Evergy

1. Notes plat is outside Evergy distribution and no transmission.

ITEMS NEEDED ALONG WITH MYLAR:

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) Narrow Street Covenant 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.
- 3) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks on at least one side of the streets, traffic calming elements.
- 4) In accordance with the Backyard Drainage Policy, a restrictive covenant shall be submitted stating: “A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners’ Association and be provided for in the Homeowners’ Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner’s lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.”
- 5) 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 restrictive 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.
- 6) 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.
- 7) 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.
- 8) Perimeter closure computations shall be submitted with the final plat tracing.
- 9) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and gshearon@wichita.gov.

REMINDERS:

- 1) 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 Fire Code Official.).
- 2) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4595) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- 4) The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- 5) The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- 6) The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater 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.
- 7) A PDF of the recorded plat should be sent jmeinecke@wichita.gov. Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff (ARosas@wichita.gov) and County GIS staff (Jack.Joseph@sedgwick.gov).