

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

February 18, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/29/92)

CASE NUMBER: S/D 93-6 ESTATES AT BELLE TERRE ADDITION

OWNER/APPLICANT: Downing Development Company, 1124 Terradyne,
Wichita, KS 67002

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th Street
North, Wichita, KS 67220

LOCATION: South of Central and west of 159th Street East

SITE SIZE: 37.38 Acres

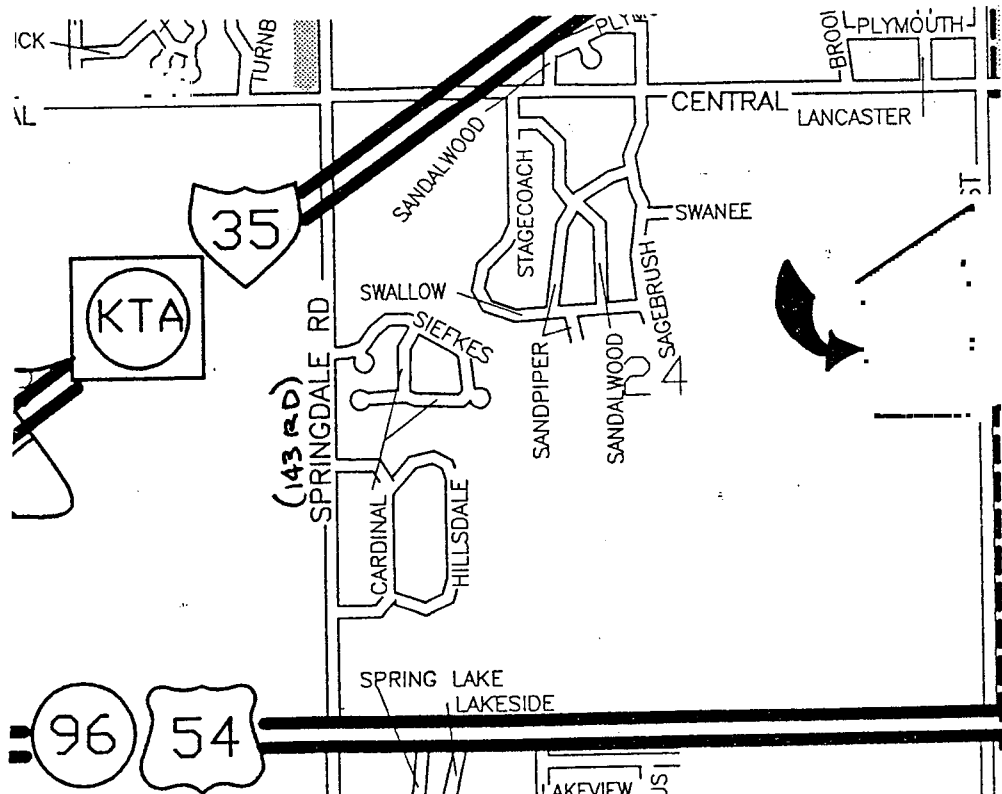
NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 44,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This plat represents a portion of an overall preliminary plat reviewed by the Subdivision Committee on 10/29/92. On the preliminary plat, the street system serving this portion of that plat, was indicated as a public street system. This plat is now indicating the intention to use private streets.

STAFF COMMENTS:

- A. Since this plat is in the County, but within 3-miles of Wichita, both the City Council and Board of County Commissioners must approve this plat. The final plat tracing shall provide approval/signature blocks for both of these political bodies.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed extension of water along both Central and 159th Street East. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed private interior streets to the 29-foot public street standard.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Separate Certificates of Petitions shall be submitted for those projects involving City and County improvements.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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 a method similar to special assessments.

- I. The applicant needs to clarify if a "clubhouse and related facilities" is intended to be located in Reserve A or Reserve G. Not only is Reserve A apparently encumbered by floodway, but no direct access appears possible for such a facility in Reserve A. The applicant is further advised that while clubhouses and swimming pools have been interpreted and specifically indicated as an allowed use in Reserves platted for City of Wichita locations, such uses may not be allowed by the County permitting agent. The applicant shall contact the County permit agency to determine if such a use would be allowed. The plattor's text shall be amended accordingly.
- J. On the final plat tracing, the recording information for the Williams Gas Easement shall be indicated. A copy of this document shall be submitted for the plat file. Further, the building setback shall be indicated as a Pipeline "setback to distinguish it from a platted setback".
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- L. On the final plat tracing, 159th Street shall include "East" in this street's name.
- M. 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.
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? Engineering also needs to indicate any concerns or requirements for access to Lot 3 being planned across the indicated floodway.