

February 20, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-12 - DAVIS' CRESTLAND ADDITION

OWNER/APPLICANT: Grant Davis, 6215 E. Kellogg, Wichita, KS 67218; 685-0211
KDA, Inc., P. O. Box 780047, Wichita, KS 67278;

SURVEYOR/ENGINEER: Sam Mobley, Arch., 420 S. Ridge Rd., Wichita, KS 67209; 943-5480
Michele Goodrich, c/o Terra Tech Land Surveying,
239 N. Ohio, Wichita, KS 67214; 267-0744

LOCATION: East of Greenwich Road and North of Pawnee.

SITE SIZE: 1.4 Acres +/-

NUMBER OF LOTS

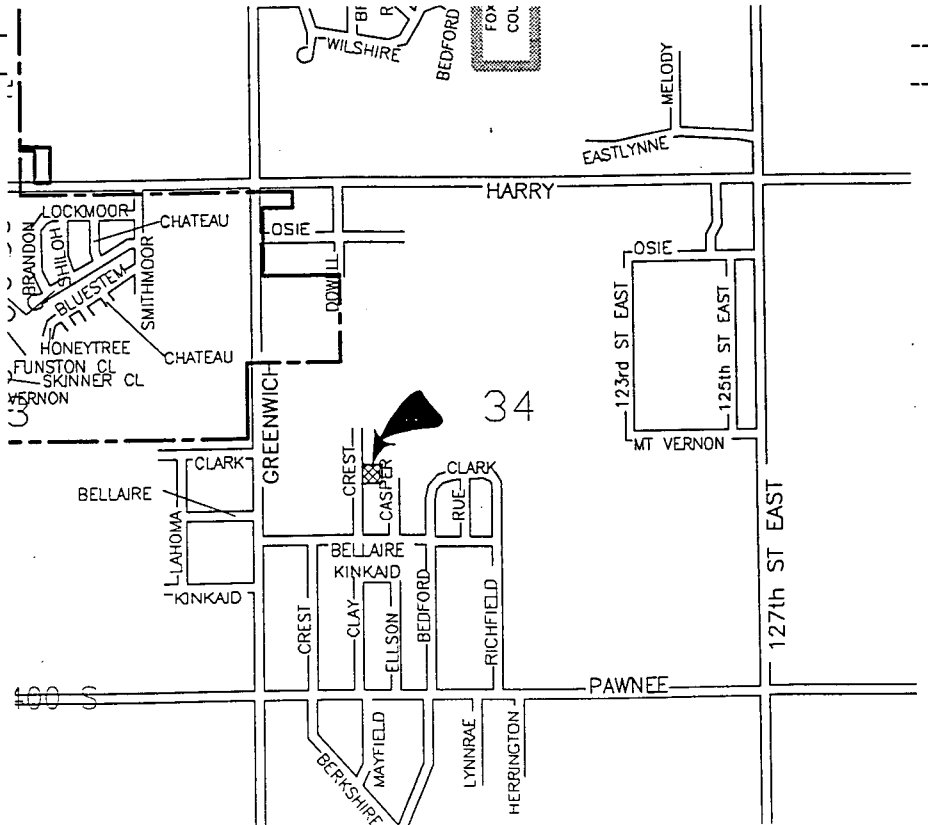
Residential: 5
Office:
Commercial:
Industrial:
Total: 5

MINIMUM LOT AREA: 63,000 square feet +/-

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-10"

VICINITY MAP:



NOTE: This site is platting lots of just over 10,000 square feet in an area presently zoned SF-20. The applicant, however, intends to obtain a zone change for the site. Municipal services, City water and County sanitary sewer (Four-Mile Creek) are supposedly available to this site. As now being platted, on-site facilities could not be supported. This area was platted in 1949 and involved some very awkward, overly long and narrow lots. Apparently, streets such as Crest have been introduced into this area by means of separate instrument dedications and has been the means for these awkward lots to be more intensely developed. At this time, some moderate redevelopment of this area has occurred under earlier regulations that didn't require replatting or lot split of previously platted property.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council and County Commission review, the applicant shall have applied for and been approved for an appropriate zone change (SF-10, or SF-6).
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted. This improvement will apparently involve Wichita water and an outside-the-City water agreement shall also be provided.
 - C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This improvement will apparently be to the County for use of the Four Mile Creek sanitary sewer service.
 - D. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
 - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County Certificate of Petitions shall be provided.
 - G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
 - 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. The final plat shall reference a tie point to a previously platted lot corner or section corner.
 - J. Prior to this plat being released for recording, the applicant shall provide proof that all property taxes are paid for this site. The platting binder presently indicates that the second half of 1996 taxes are outstanding.
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- K. The applicant's agent needs to indicate the location of certain easements listed in the platting binder. Specifically, easements to the Butler Rural Electric Cooperative Association are indicated. If these easements are located on this site, the final plat shall indicate any such easements.
 - L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - M. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
 - N. 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.)
 - 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. 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.
 - Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - R. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
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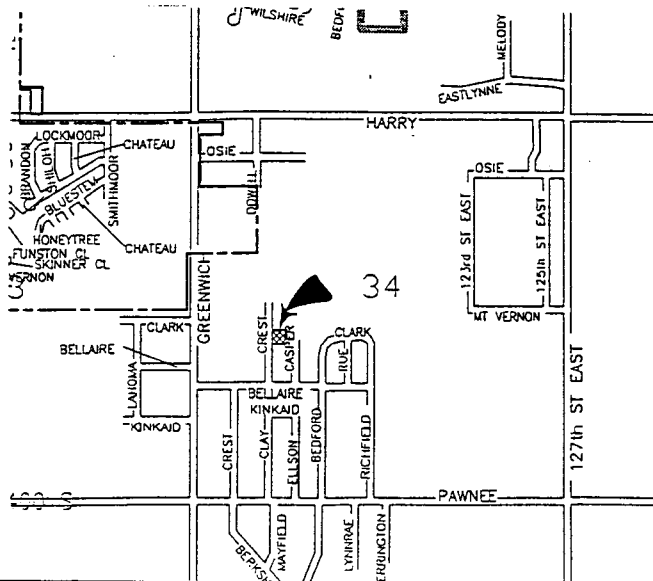
June 19, 1997

STAFF REPORT

(Revised One-Step Plat, Final Plat Approved 10/10/96,
Preliminary Plat Approved 8/8/96)

- CASE NUMBER:** S/D 97-12 - DAVIS' CRESTLAND ADDITION
- OWNER/APPLICANT:** Grant Davis, 1215 E. Kellogg,
Wichita, KS 67218; 685-0211
K-DA, Inc., P.O. Box 780047, Wichita, KS 67278
- SURVEYOR/ENGINEER:** Michele Goodrich, Terra Tech Land Surveying, Inc.
239 N. Ohio, Wichita, KS 67214; 267-0744
Sam Mobley, Arch., 420 S. Ridge Rd.,
Wichita, KS 67209; 943-5480
- LOCATION:** East of Greenwich Road and north of Pawnee;
East of Crest Street, 1/2 block north of Bellaire
- SITE SIZE:** 2.19 Acres
- NUMBER OF LOTS**
- | | |
|--------------|---|
| Residential: | 4 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 4 |
- MINIMUM LOT AREA:** 21,455 sq.ft.
- CURRENT ZONING:** "SF-20" Single Family
- PROPOSED ZONING:** "SF-20" Single Family

VICINITY MAP:



Note: This final plat is a revision of the preliminary plat that had four lots with minimum lot size of 10,000 sq. ft. on 1.4 acres. The final plat still has four lots, but the minimum lot size is 21,000 sq.ft. on 2.19 acres. The area is zoned SF-20. A recent request for SF-10 (SCZ-737) was denied by the MAPC and subsequently withdrawn by the applicant.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water to serve the lots being platted. An outside-the-city water agreement will be required. The **Water Department** may want to comment how best to serve Lot 4 since it does not have public street frontage.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being created. County Public Works may want to comment how best to serve Lot 4 since it does not have public street access.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Appropriate departments (**Fire, Public Works**) may want to comment on the adequacy of the proposed private vehicle access easement and to what standard, if any, it should be constructed.
- F. The applicant shall provide proof that all property taxes have been paid.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- H. 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.
- I. 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 (316-729-0102) prior to development of the

plat so that the type of delivery, and the tentative mailbox locations can be determined.

- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
 - K. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
 - L. Perimeter closure computations should be submitted with the final plat tracing.
 - M. Recording of the plat within 30 days after approval by the County Commission.
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