

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

April 1, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/4/93)

CASE NUMBER: S/D 93-8 - FOURTH ADDITION TO CRESTVIEW HEIGHTS

OWNER/APPLICANT: Socora Village Company, c/o Larry A. Chambers,
104 S. Broadway, Suite 200, Wichita, KS
67202-4165

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka,
Wichita, KS 67202

LOCATION: South of 21st Street North and west of
Woodlawn

SITE SIZE: 14.8 Acres

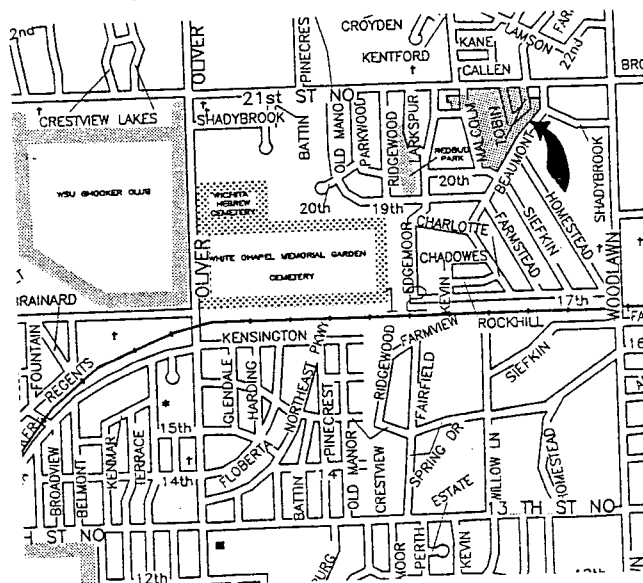
NUMBER OF LOTS

Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 8,050 sq. ft.

CURRENT ZONING: "AA" and "A"

VICINITY MAP:



NOTE: This Addition involves a replat of portions of the Womers Crestview Heights Additions platted in the mid to late 1960's. All of the area surrounding this site is fully developed. A limited amount of improvements, such as sanitary sewer, have already been installed in a portion of the site. Except for Block 1 and Lots 1 through 12, Block 2 which are zoned "AA" One-family, this site is under "A" Two-family zoning.

STAFF COMMENTS:

- A. The applicant shall resubmit guarantees for the extension of sanitary sewer and water, and for street paving, including drainage improvements. In addition, the applicant shall recalculate existing special assessments, considering the number and sizes of lots proposed in the preliminary plat, and either a new agreement for repayment should be reached among the property owners, or the full amount should be paid by the developer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this plat being released for recording, the applicant shall provide proof of the ownership of this property. The platting binder presently indicates an ownership different than is being indicated on this final plat.
- D. Prior to the plat being released for recording, the applicant shall provide proof that all applicable property taxes (1992) have been paid.
- E. Although a note on the face of the plat indicates building setbacks are 25-foot, these setbacks have not been labeled on the lots themselves. In order to avoid any possible confusion, the setbacks shall be labeled on the lots and if the abbreviation BSL is used, the note below the north arrow should explain the abbreviation.
- F. 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.
- G. 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.
- H. 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.

- I. K.G. & E. has indicated a gas line may exist along the Homestead Street right-of-way. The applicant shall be solely responsible for any relocation lowering or encasement of the gas pipeline necessary by this development. Applicant shall also grant any additional utility easement as may be necessary by this development.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

March 4, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-8 - FOURTH ADDITION TO CRESTVIEW HEIGHTS

OWNER/APPLICANT: Socora Village Company, c/o Larry A. Chambers,
104 S. Broadway, Suite 200, Wichita, KS
67202-4165

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka,
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NUMBER OF LOTS

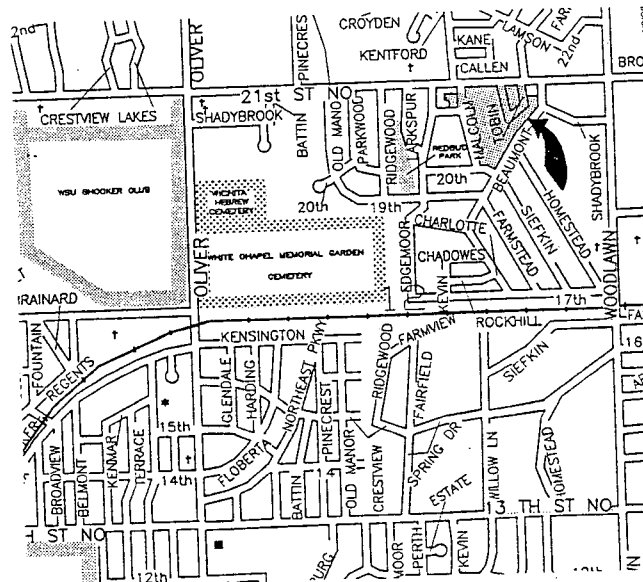
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 8,050 sq. ft.

CURRENT ZONING: "AA" and "A"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: This Addition involves a replat of portions of the Womers Crestview Heights Additions platted in the mid to late 1960's. All of the area surrounding this site is fully developed. A limited amount of improvements such as sanitary sewer has already been installed in a portion of the site. Except for Block 1 and Lots 1 through 12, Block 2 which are zoned "AA" One-family, this site is under "A" Two-family zoning.

STAFF COMMENTS:

- A. Because of existing guarantees that should be on file for this site, due to the previous platting, City Engineering needs to indicate the requirements for guarantees needed for this replat. That is, should existing petitions be abandoned and new guarantees submitted or can the existing petitions be amended. Are projects to be abandoned and is the applicant responsible for any related costs. And/or does City Engineering need square footage information to redistribute assessments. At a minimum, this site would appear to need guarantees for sanitary sewer, water, paving, and drainage.
- 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 needs to indicate if the 58-foot street right-of-way for Homestead is acceptable in relationship to the existing streets in this area. That is, Homestead to the south of this addition was platted and paved under a 60-foot right-of-way requirement in the 1960's. Engineering needs to indicate if there are any alignment or transition problems if the section of Homestead in this Addition is platted with the slightly narrower 58-foot right-of-way.
- D. The final plat shall indicate complete access control to 21st Street North, across the north line of the lots adjacent to this street. This access control shall also be indicated in the plat's text.
- E. The final plat shall indicate the amount of half-street right-of-way available for 21st Street North adjacent to this site.
- F. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. 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.

- I. 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.
- J. 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.
- 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. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.