

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2  
February 8, 1990

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-3 - THE MOORINGS 5TH ADDITION

OWNER/APPLICANT: Greer Gsell, 100 South Main St., Wichita, KS  
67202

SURVEYOR/ENGINEER: Poe & Associates

LOCATION: North of Keywest and west of Meridian

SITE SIZE: 57.8 Acres

NUMBER OF LOTS

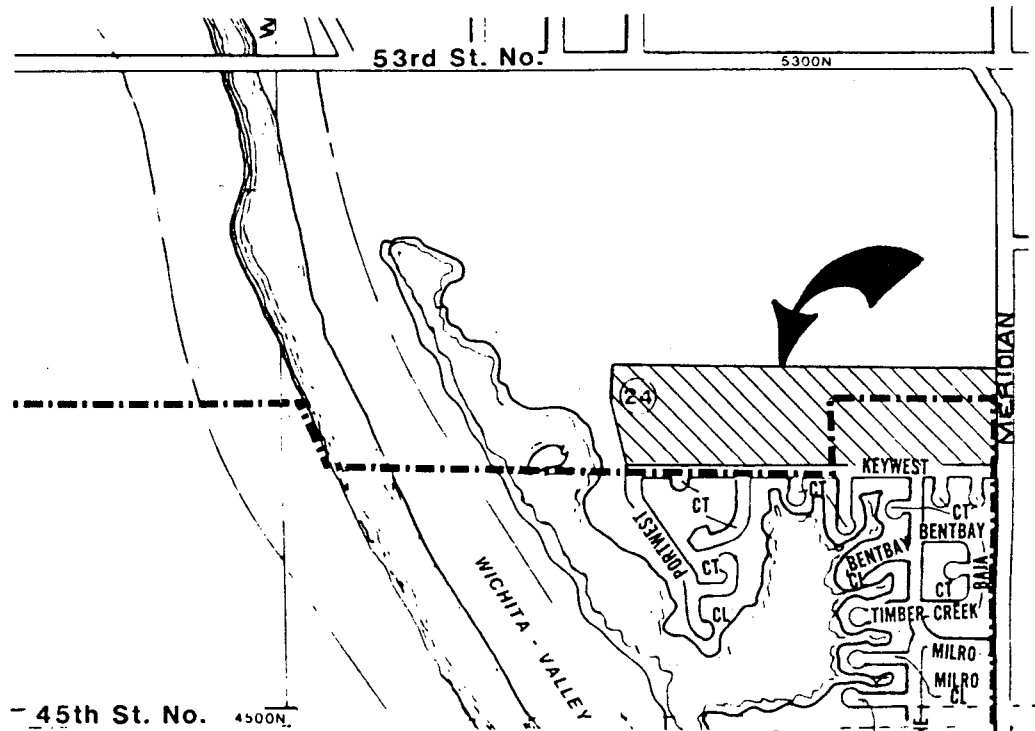
|              |    |
|--------------|----|
| Residential: | 86 |
| Office:      |    |
| Commercial:  |    |
| Industrial:  |    |
| Total:       | 86 |

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "R-1" (Suburban Residential) and "AA"  
(Wichita, One Family)

PROPOSED ZONING: "AA" (Wichita, One Family) DP-78

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A portion of this site is within the Moorings Community Unit Plan (CUP) DP-78. Approximately the eastern third of this plat is within Parcel 1 of DP-78. As indicated in the CUP, Parcel 1 was to be developed for Garden Apartments, Townhouses and/or a Community Activity Center. As indicated by this plat, however, single family development is now being proposed.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - D. The applicant shall guarantee construction of the storm sewers required by this plat.
  - E. The applicant shall guarantee the paving of the proposed interior streets.
  - F. As required by the Sidewalk Ordinance a sidewalk shall be installed along the north side of Keywest. This street has been constructed as a collector with a significant number of lots accessing it and eventually connecting to Meridian, an arterial. Since Keywest is already constructed, a sidewalk certificate shall be submitted which requires the construction of the sidewalk at the time of site development.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - H. Only a portion of this property is within the City of Wichita and since the balance is adjacent to the City, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
  - I. Prior to scheduling this plat for City Council review, the applicant shall obtain an adjustment to DP-78, allowing single family uses in the area corresponding to parcel 1 of the CUP.
  - J. Since the portion of Lot 5 which extends to Portwest is only to the benefit of that lot and is the means by which that lot has public access, this area should simply be indicated as a portion of Lot 5 and not as an access and fire lane easement.

- K. If zero (0) rear yard setbacks are desired for this development, as has been provided for other developments in the Moorings, a zero rear yard setback may be platted for this addition. The plat's text should indicate that a zero (0) rear yard setback is allowed for the rear of any lot abutting the lakes or open space areas. A note should also be placed on the face of the plat indicating the setback provision but noting that the setback reduction does not permit the encroachment of any utility easement. If reduced setbacks are not platted, the new "AA" rear yard setback provisions will apply which state that rear yard adjacent to platted reserves of twenty (20) feet or more in width may be reduced to five (5) feet provided there is no encroachment of a utility easement.
- L. 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.
- M. 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.
- N. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. If minimum building pad elevations are required for this site, these elevations shall be indicated on the face of the plat and referenced in the plat's text. Mean Sea Level as well as City Datum shall be used and it shall also be indicated if the elevations include minimum floor or opening levels.
- P. If this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- Q. A copy of the 25-foot aqueduct easement crossing this property shall be provided to Planning for the plat file.
- R. On the final plat, Portwest shall be indicated as "Portwest Circle."
- S. On the final plat a radius shall be indicated for the cul-de-sac. A minimum radius of 50-feet is required for a cul-de-sac.

- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. 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.
- W. 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.
- X. 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.
- Y. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Z. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if minimum building pad elevations are required.
- AA. The applicant's engineer should be prepared to comment on the proposed lakes and whether topsoil and sand to be extracted during lake construction are to be used on site or if the commercial sale of topsoil and/or sand is anticipated. A use exception through the Board of Zoning Appeals (for City property) or a conditional use permit through the County Commission (for County property) may be required. The applicant's engineer should also be prepared to discuss how lake construction can occur outside the boundaries of the plat as shown to the northwest of this preliminary plat.