

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

April 19, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 2/8/90)

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

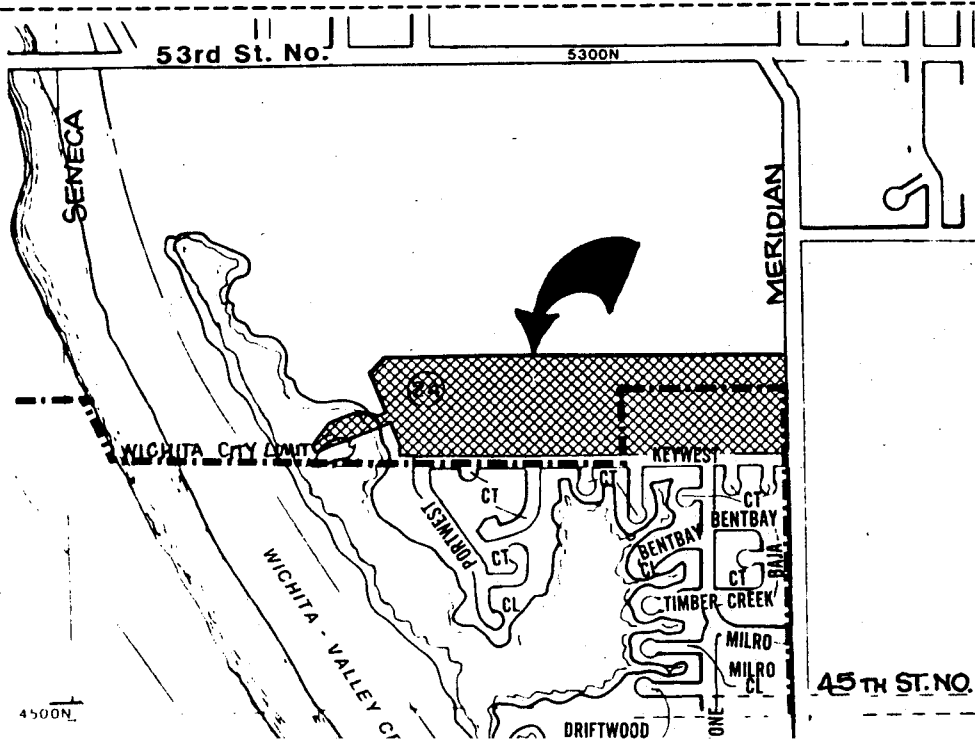
Residential:	86
Office:	
Commercial:	
Industrial:	
Total:	86

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: On April 10, 1990 the City Council approved the applicant's request for annexation of the County portion of this plat. 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 but has now been adjusted to permit single family development.
- 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. 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.
 - I. 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.

- J. A copy of the 25-foot aqueduct easement crossing this property shall be provided to Planning for the plat file.
- K. On the final plat tracing, Portwest shall be indicated as "Portwest Circle."
- L. On the final plat tracing the City's signature block shall be amended to indicate "John Moir" as the "City Clerk."
- M. On the final plat tracing the Aqueduct Easement, that crosses lots 60 and 61 shall be dimensioned from these lots corners.
- N. On the final plat tracing the 20-foot easements and 25-foot building setbacks shall be labeled as such at additional locations so as to more clearly indicate these measurements. Also, a dimension shall be provided for the entire length of this plat's south line.
- O. On the final plat tracing, the plattor's text shall be amended to indicate the easements are being granted for installation and maintenance of public utilities and also as indicated, for drainage. In addition, the reference to the Moorings Community Unit Plan shall be deleted since only a small portion of this plat is within the CUP.
- P. The applicant is advised that the title binder indicates outstanding property taxes for this site. The plat tracing will not be released for recording until proof is provided that these taxes have been paid. Also, the binder indicates a mortgage is being held for this site by Bank IV and consequently, Bank IV will need to sign as a party to this plat.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to verify if minimum building pad elevations are not required.