

June 28, 1990

STAFF REPORT

(Revised Final Plat; Preliminary Plat Approved 2/8/90;
Final Plat Approved 4/19/90)

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: 18.25 Acres

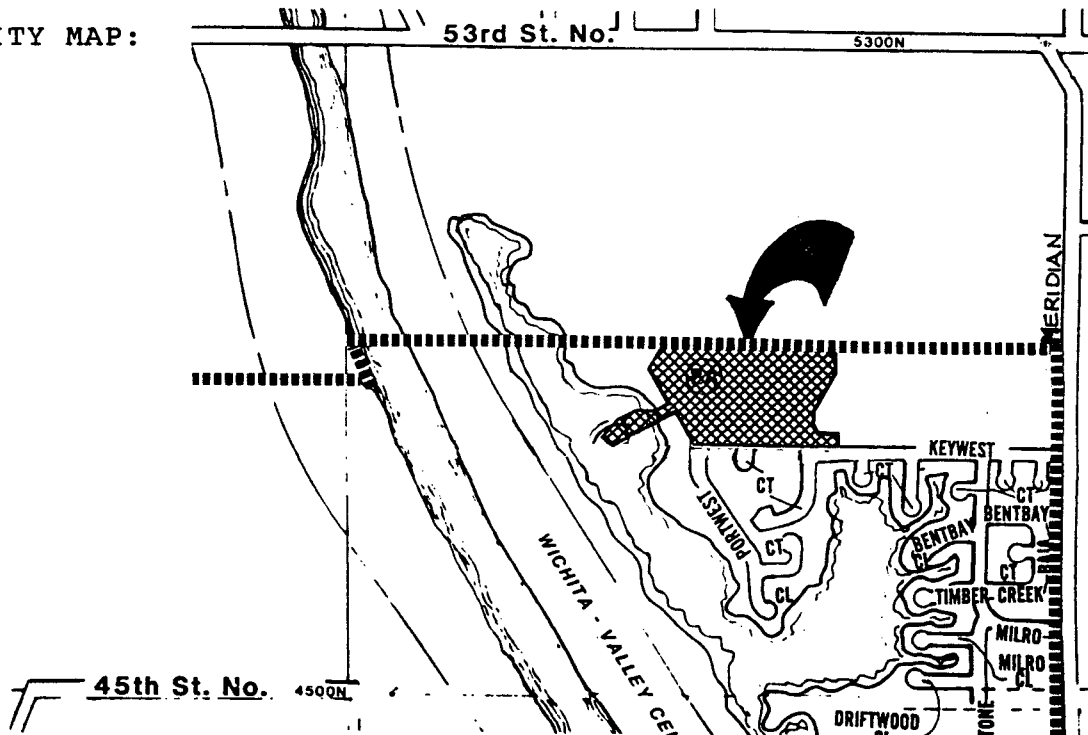
NUMBER OF LOTS

Residential:	28
Office:	
Commercial:	
Industrial:	
Total:	28

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a revision of a final approved by the MAPC 4/26/90. The applicant is now requesting that only a portion of the original plat be finalized at this time. Originally, 86 lots were being platted as compared to the 28 lots for this final. The portion now being finalized has been annexed to the City and is outside of the area covered by the Moorings Community Unit Plan (DP-78).

- 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 reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. On the final plat tracing, the "CL" (centerline) of Keywest should be labeled.

- K. On the final plat tracing, the segment of Keywest to the east of Lot 28, should be labeled as Keywest Ct.
- L. On the final plat tracing, the platter's text should be amended to include easements granted for the construction and maintenance of drainage and utilities. The abutters' rights of access section should be deleted from the text and also any reference to C.U.P. requirements since neither of these conditions apply to this plat.
- M. The final plat tracing should add to George Sherman's signature that his title is "Acting" Chairman.
- N. On the final plat tracing, Portwest shall be indicated as "Portwest Circle."
- O. On the final plat tracing the City's signature block shall be amended to indicate "Pat Burnett" as the "Deputy City Clerk."
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. 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. Since this plat only involves a portion of the area covered by the drainage plan for the original area being platted, City Engineering should be prepared to discuss how this area's overall drainage improvements should still be provided relative to both this plat but also the subsequent areas to be platted.