

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10.6.

August 21, 1997

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** S/D 97-58 THE MOORINGS NORTH 2ND ADDITION

**OWNER/APPLICANT:** Mibac, Inc., 4647 N. Meridian, Wichita, KS 67204

**SURVEYOR/ENGINEER:** Poe and Associates, 5940 E. Central, Wichita, KS 67208

**LOCATION:** Southwest corner of 53rd St N. And Meridian

**SITE SIZE:** 76.7 acres

**NUMBER OF LOTS**

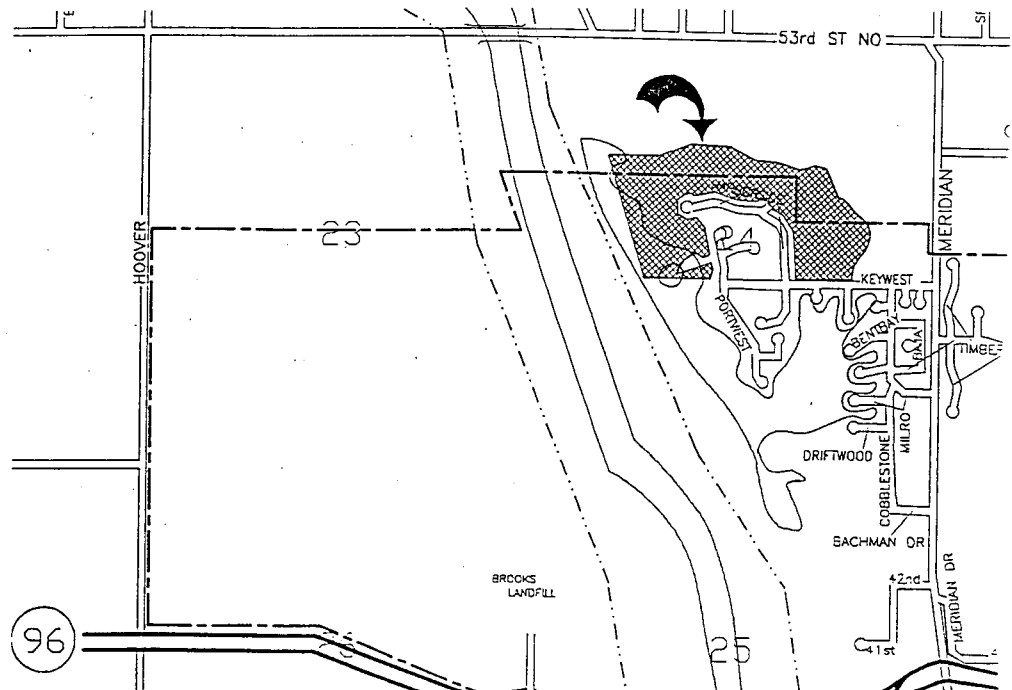
Residential:	89
Office:	
Commercial:	
Industrial:	
Total:	<u>89</u>

**MINIMUM LOT AREA:** 8,000 sq. ft.

**CURRENT ZONING:** "SF-6" Single Family (upon annexation)

**PROPOSED ZONING:** "SF-6" Single Family

**VICINITY MAP:**



Note: This is the southern portion of Moorings North preliminary plat previously approved.

STAFF COMMENTS:

- A. The site is not entirely within the City of Wichita. However, an annexation request has been filed for this plat. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Annexation is scheduled for September 9th.
- B. The applicant shall guarantee the extension of water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of his property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. Also, as a long continuous street connecting to a collector, sidewalks shall be guaranteed along one side of Bayview Drive and Harborside Drive from The Moorings 7th Addition to the north line of this plat. The sidewalk along Harborside Drive shall match the existing sidewalk which was approved with The Moorings 7th Addition.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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 will be formed and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the

- owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. 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.
- 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 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.)
- M. 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.
- N. 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 deliver, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30 , Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. Box 317, Valley Center, KS 67147] 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.
- Q. Recording of the plat within thirty (30) days after approval by the City Council.
- R. City and County Engineering should be ready to comment on the need for any

improvements to Keywest.

- S. City Engineering should be ready to comment on the status of the applicant's drainage plan and the minimum opening elevation discussed in the plat's text.
- T. City Fire Department should comment on the appropriateness of the street names.
- U. The applicant is reminded that a platting binder is required with the final plat. Approval of each portion of this plat will be subject to submittal of the binder and any conditions found by such a review.
- V. The applicant's engineer/surveyor is asked to place a point of beginning on the drawing, as well as correct the bearings on the drawing to match those listed in the legal description. Along Bayview Drive the northwesterly most curve does not coordinate with the bearings and curvature shown in the legal description, this must be corrected prior to submitted a final tracing.
- W. The Chairman of the MAPC signature block should be amended to read John C. Frye, Chairman.
- X. The County Clerk signature block should be amended to read James Alford, County Clerk.
- Y. The Register of Deeds signature block should be amended to read Larry Consolver, Register of Deeds.
- Z. The Deputy signature block should read Michael D. Hurtt and Chief should be removed.
- AA. "And is duly recorded" should be added to the Register of Deeds statement proceedin the signature blocks for the Register of Deeds and the Deputy.
- BB. The final plat shall indicate, on the face of the plat and in the plat's text, that the entire area is subject to a required minimum low opening elevation of 1324.4 MSL unless City Engineering alters the minimum opening elevation.
- CC. In the plat's text, reserves in fifth sentence should read Reserve A and not the reserves.
- DD. The name on the face of the plat shall be called The Moorings North 2nd Addition.