SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

May 9, 1996

STAFF REPORT
(One Step Plat--Preliminary and Final)

CASE NUMBER: S/D 96-21 COUNTRY MEADOWS WEST

OWNER/APPLICANT: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717

CONTRACT PURCHASER: Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209

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

LOCATION: North of Central and west of 119th Street West

SITE SIZE: 10.15 ± Acres

NUMBER OF LOTS

Residential:	34
Office:	
Commercial:	
Industrial:	
Total:	34

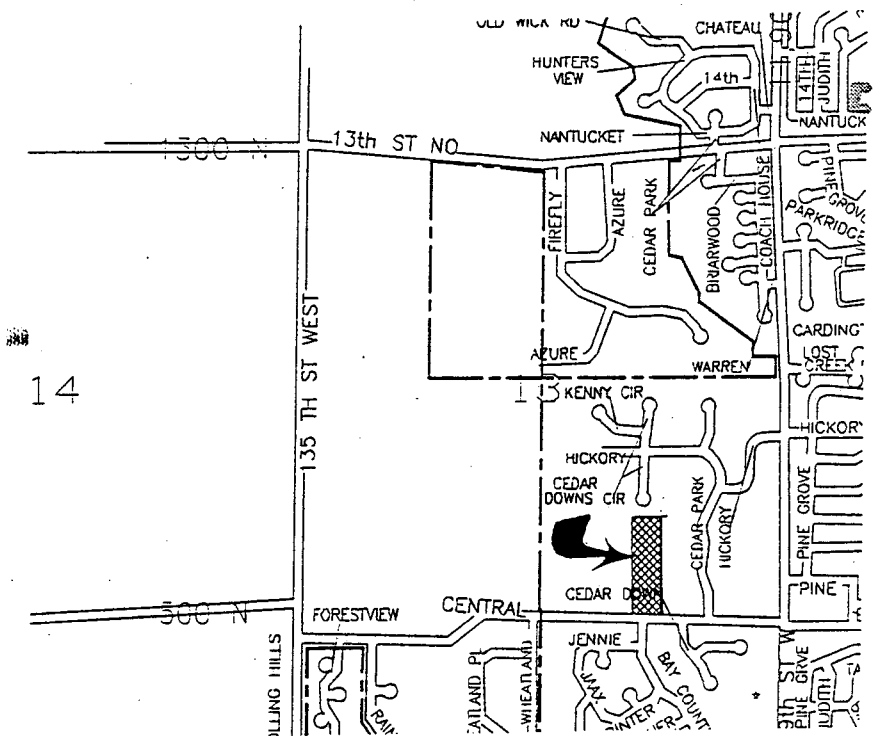
MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" ("SF-6)

PROPOSED ZONING:

VICINITY MAP:

No Visible S.S. or Sews



NOTE: This plat is being submitted, by request of the Planning Department, as a test case for the one-step, shortened review plat. If approved by the Subdivision Committee, this plat will be placed on the agenda for the next MAPC meeting. In essence, the plat will be treated as a final form only plat, even though by present requirements, a preliminary plat would have been initially required. As a "one-step, preliminary and final" plat, the plat as submitted has combined a fairly typical appearance of lots, streets, etc. as would be presented in a preliminary plat with the text normally shown only on the final plat.

Apparently, this site has also been recently annexed to Wichita and consequently the indicated lot sizes would be appropriate under the City's zoning classification.

STAFF COMMENTS:

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 the paving of the proposed interior streets.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant shall guarantee construction of the storm sewers required by this plat.

F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. 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.

H. The platting binder presently indicates a "right-of-way agreement" (easement) across the south 217.8 feet of this site (to centerline of Central). All of Lots 1 and 2 and part of Lot 3 in both Blocks 1 and 3 would be encumbered by this agreement. The applicant shall either provide proof that Southwestern Bell, the beneficiary of the agreement has either released this agreement, or a legal opinion that the agreement will not restrict the use of the involved lots.

I. On the final plat tracing, the tie point at this plat's northwest corner shall also reference the involved Addition (Dan Blasi Addition).

J. On the final plat tracing, dashed lines should be used to indicate Cindy's east and west street boundary on this plat. Solid lines are used to indicate a private street.

K. 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.)

L. 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.

M. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

Q. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted as a one-step, preliminary/final plat and will be, if approved, forwarded directly to the MAPC for consideration.