

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

February 18, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-5 - FOUR H ADDITION

OWNER/APPLICANT: Sedgwick County, 510 N. Main, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Central and Tyler

SITE SIZE: 26.67 Acres

NUMBER OF LOTS

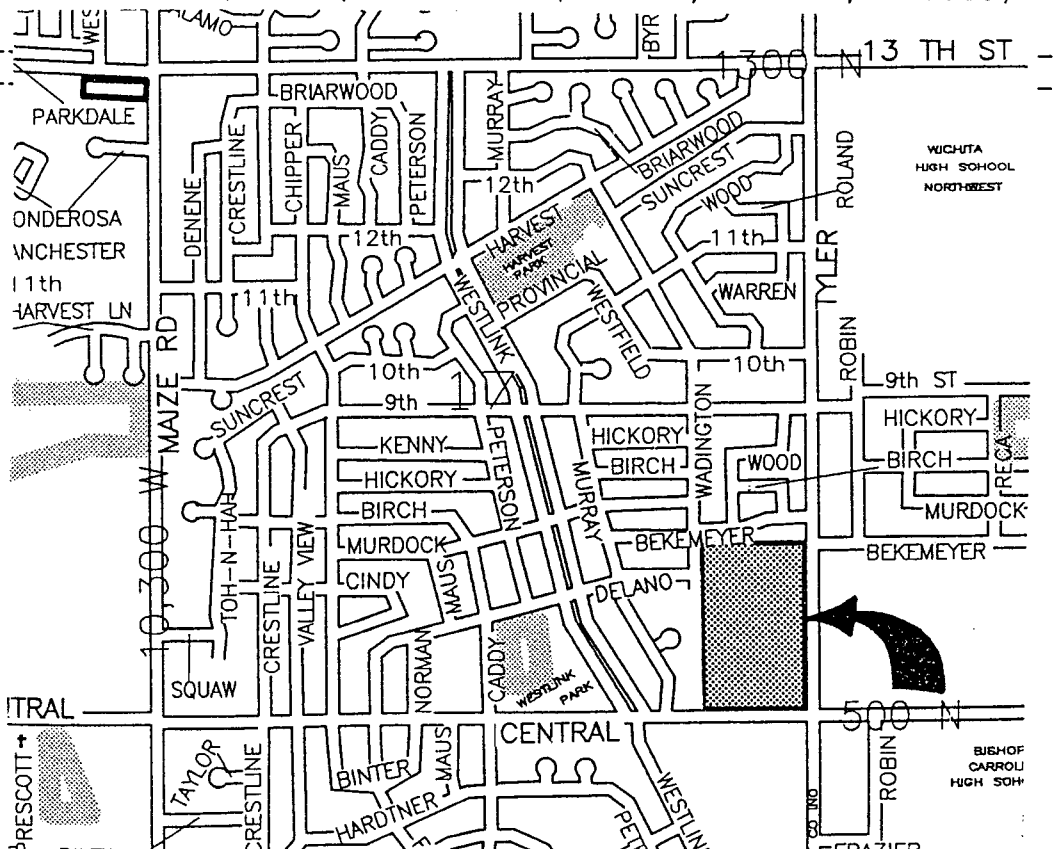
Residential:	16
Office:	
Commercial:	7
Industrial:	
Total:	23

MINIMUM LOT AREA: 8,798.4 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "C", "LC", and "BB" (DP-209, Z-3085, Z-3086)

VICINITY MAP:



NOTE: This site is involved with a Community Unit Plan and a number of zone changes. Block A is all within the Four H CUP, DP-209, with a zone change to "LC" being proposed for Lots 1, 2, and 3 and "C" zoning for Lots 4, 5 and 6 (Z-3085). Within Block B, Lot 17 is also involved in a zone change to "BB" office zoning (Z-3086). As can be noted in Block B, conventional single-family development is planned for Lots 1 through 16.

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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. As noted by the CUP, the applicant shall guarantee a continuous deceleration lane to serve all openings along Tyler and Central.
- F. The applicant shall guarantee the construction of those portions of major entrances within street right-of-way.
- G. Traffic Engineering shall indicate any additional traffic guarantees or requirements for this site. That is, are intersection signalization, major entrance signalization, medial, etc. improvements needed for this site at this time or should petitions for future improvements be obtained.
- H. When the CUP was being reviewed, it was indicated that a landscape buffer would be created along the west line of the CUP. The final plat tracing shall therefore indicate a Reserve along this plat's west line. This Reserve shall be indicated in the plattor's text as being for landscaping, open spaces, drainage, etc. as was indicated during the CUP's development. The plattor's text shall also indicate who is to own and maintain the Reserve.
- 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. If the reserve is 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.

- K. As indicated by the CUP, a cross-lot circulation agreement shall be submitted, for recording, with the final plat tracing.
- L. On the final plat tracing, the 30-foot access easement crossing the central portion of Lot 4, Block A shall be completely drawn with the western line of this easement shown. Further, this easement needs to be created by separate instrument and is to be recorded by the applicant so that the recording information can be shown on the final plat tracing. A recorded copy of this easement shall be submitted for the plat file.
- M. Building setbacks between lots within the CUP need not be platted since under certain conditions such setbacks need not be observed. However, a note shall be placed on the face of the plat and also indicated in the plattor's text, that additional setback requirements have been established in the Four H Community Unit Plan, DP-209.
- N. For the residential lots in Block B, 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.
- O. For residential Lots 1 and 16, Block B access control need not be shown to Waddington. This street shall, however, be indicated in this area of the plat with its center line labeled and the amount of half street right-of-way available shown. Complete access control shall, however, be indicated to Waddington from any portion of Lot 1, Block A adjacent to this street. The plattor's text shall also note the access control to Waddington.
- P. Although a 20-foot easement exists along the north line of this plat, on the adjacent Addition, City Engineering and the Utilities need to indicate if any additional utility easement is needed along this plat's north line.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. 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.
- S. 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.

- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the Reserve along the west line of this plat needs to be platted for drainage.

Note: This plat has been submitted in final form only.