

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

May 26, 1994

STAFF REPORT

(Final Plat Deferred from March 17, 1994 Meeting,

CASE NUMBER: S/D 94-8 MERTON AVENUE-CREW ADDITION

OWNER/APPLICANT: Crew Partnership, 151 Whitter - Suite 2400, Wichita, KS 67207
~~5020 East Central, Wichita, KS 67208~~

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, KS 67277

LOCATION: 150' west of Seneca and south of Harry

SITE SIZE: 1.09 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: "RB"

PROPOSED ZONING: "R-6" (Z-3127)

VICINITY MAP:



NOTE: A zone change to "B" multiple-family zoning was submitted in 1993 for this site, but was subsequently withdrawn by the applicant. Subsequently, a new zone change (Z-3127) was submitted and has been approved by the City Council for "R-6" zoning.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are needed for the extension of sewer or water.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Both as a requirement for present day alley widths, but also to provide sufficient area typically required for sanitary sewer and utility type easements, this plat shall dedicate an additional 3-feet of alley right-of-way along both the east and west lines of the plat. This dedication shall also be noted in the platting text. Further, City Engineering needs to indicate if paving of these alleys is necessary for drainage purposes.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, a 25-foot building setback shall be indicated to Merton.
- F. On the final plat tracing, the center line of Merton Avenue shall be labeled "CL" and the amount of half street right-of-way indicated.
- G. The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat shall be subject to submittal and review of the platting binder and the satisfaction of any relevant conditions noted by this review, i.e., payment of taxes, verification of ownership, depiction of easements, etc.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the

S/D 94-8 MERTON AVENUE - CREW ADDITION Final Plat (Deferred from March 17, 1994 Meeting)
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applicant's drainage plan.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

March 17, 1994

STAFF REPORT
(Final Plat Deferred from March 3, 1994 Meeting)

CASE NUMBER: S/D 94-8 MERTON AVENUE-CREW ADDITION

OWNER/APPLICANT: Crew Partnership, 5020 East Central, Wichita, KS 67208

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, KS 67277

LOCATION: 150' west of Seneca and south of Harry

SITE SIZE: 1.09 Acres

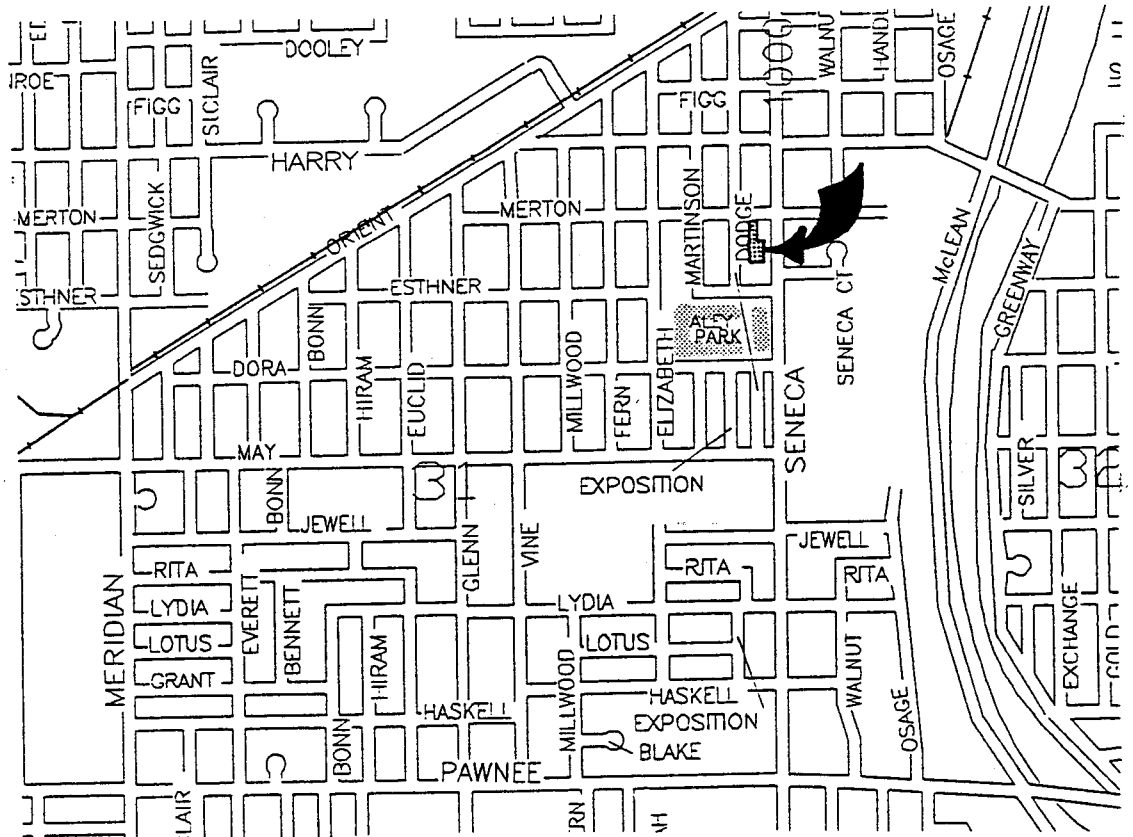
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: "RB"

VICINITY MAP:



NOTE: A zone change to "B" multiple-family zoning was submitted in 1993 for this site, but was subsequently withdrawn by the applicant. The existing zoning for this site remains "RB" Four-family. While "RB" zoning indicates that housing for up to four dwelling units can be allowed on a platted lot of sufficient size, such housing is expected to be by means of a single, large attached structure and not by the use of individual, detached structures. In order to have more than one habitable structure on a lot, multiple family zoning is required.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council, one or both of the houses located on the lot now being platted needs to be removed. The applicant or the applicant's agent should be prepared to discuss their intentions for the development of this site, that is, was their intention to remove the existing houses or in some way incorporate them into a four-family type structure.
- B. City Engineering needs to indicate if any guarantees are needed for the extension of sewer or water
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Both as a requirement for present day alley widths, but also to provide sufficient area typically required for sanitary sewer and utility type easements, this plat shall dedicate an additional 3-feet of alley right-of-way along both the east and west lines of the plat. This dedication shall also be noted in the platting text.
- F. On the final plat tracing, a 25-foot building setback shall be indicated to Merton.
- G. On the final plat tracing, the center line of Merton Avenue shall be labeled "CL" and the amount of half street right-of-way indicated.
- H. The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat shall be subject to submittal and review of the platting binder and the satisfaction of any relevant conditions noted by this review, i.e., payment of taxes, verification of ownership, depiction of easements, etc.
- I. 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.
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

March 3, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-8 MERTON AVENUE-CREW ADDITION

OWNER/APPLICANT: Crew Partnership, 5020 East Central, Wichita, KS 67208

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, KS 67277

LOCATION: 150' west of Seneca and south of Harry

SITE SIZE: 1.09 Acres

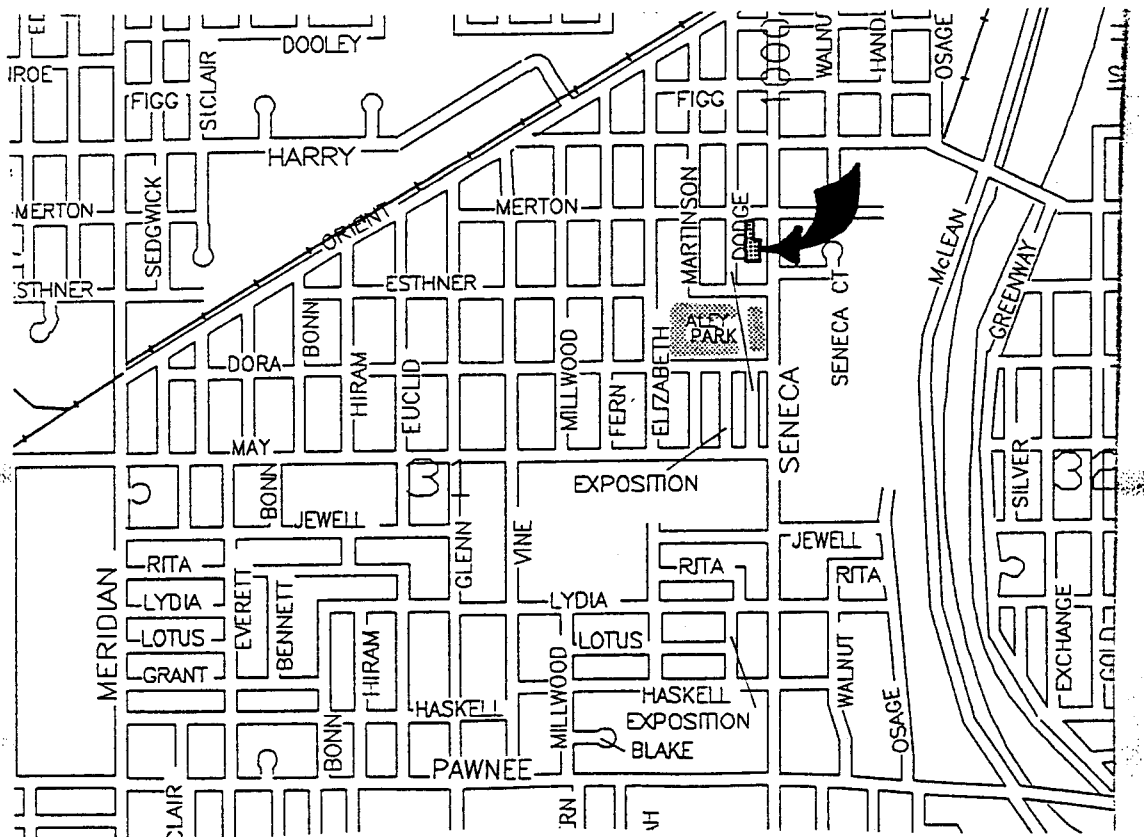
NUMBER OF LOTS

Residential:	1
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Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: "RB"

VICINITY MAP:



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STAFF COMMENTS:

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- B. City Engineering needs to indicate if any guarantees are needed for the extension of sewer or water
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- F. On the final plat tracing, a 25-foot building setback shall be indicated to Merton.
- G. On the final plat tracing, the center line of Merton Avenue shall be labeled "CL" and the amount of half street right-of-way indicated.
- H. The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat shall be subject to submittal and review of the platting binder and the satisfaction of any relevant conditions noted by this review, i.e., payment of taxes, verification of ownership, depiction of easements, etc.
- I. 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.
- J. 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

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- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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