

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

January 26, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-1 NORTHBROOK 2ND ADDITION

OWNER/APPLICANT: Bill Oliver, 200 W. Douglas Page Ct., Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th St. N. 67220;  
Mid Kansas Engineering Consultants, 3500 N. Rock Rd., Bldg. 800, Wichita, KS 67226

LOCATION: Woodlawn and 39th St. North

SITE SIZE: 3.7 Acres

NUMBER OF LOTS

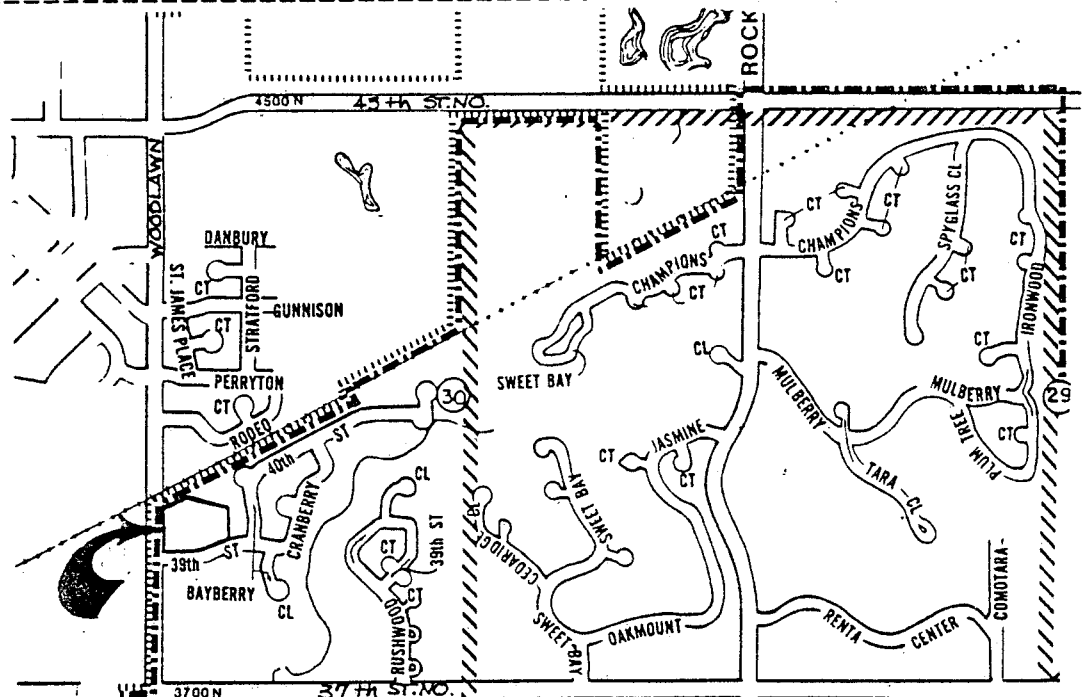
|              |    |
|--------------|----|
| Residential: | 20 |
| Office:      |    |
| Commercial:  |    |
| Industrial:  |    |
| Total:       | 20 |

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: A (two-family)

PROPOSED ZONING: A (C.U.P. DP-119)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat is subject to conditions and requirements of the Northfork Community Unit Plan, DP-119. However, the parcel involved in this plat does not presently allow for single-family development. Consequently, the applicant has requested an amendment to the C.U.P. which will allow for the use (single-family) now being platted.
- 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 narrow public streets to the 29-foot paving standard.
  - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - F. Approval of this plat is subject to approval of the Northfork Community Unit Plan amendment.
  - G. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
  - H. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments (and petitions) may be amended.
  - I. Before submitting the final plat, the applicant shall submit to the Planning Department a revised plan for this site which corresponds to the single-family uses proposed for parcel 1 of C.U.P., DP-119.
  - J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- L. The applicant is advised that a 2nd and 3rd Addition already exists for Northbrook and that this plat must be renamed to either Northbrook 4th or some other title.
- M. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting text. These elevations shall be in both Mean Sea Level and City Datum.
- N. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- O. Since this property is a replat of a portion of the Northbrook Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- P. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDDWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

January 27, 1989

Mid Kansas Engineering Consultants  
3500 N. Rock Rd., Bldg. 800  
Wichita, KS 67226

Re: S/D 89-1 - Northbrook 2nd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 26, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 narrow public streets to the 29-foot paving standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat is subject to approval of the Northfork Community Unit Plan amendment.
- F. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- G. Square footage figures shall be provided for the lots within this plat so existing special assessments may be redistributed.
- H. Before submitting the final plat, the applicant shall submit to the Planning Department a revised plan for this site which corresponds to the single-family uses proposed for parcel 1 of C.U.P., DP-119.

- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 32-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 applicant is advised that a 2nd and 3rd Addition already exists for Northbrook and that this plat must be renamed to either Northbrook 4th or some other title.
- L. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. These elevations shall be in both Mean Sea Level and City Datum.
- M. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- N. Since this property is a replat of a portion of the Northbrook Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.

S/D 89-1 Northbrook 2nd Addition  
Page 3

- S. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Bill Oliver, 200 W. Douglas Page Ct., Wichita, KS 67202  
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS 67220  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

February 23, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 1/26/89)

CASE NUMBER: S/D 89-1 NORTHBROOK MEADOW ADDITION  
(previously submitted as the 2nd)

OWNER/APPLICANT: Bill Oliver, 200 W. Douglas Page Ct., Wichita,  
KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, 3500 N.  
Rock Rd., Bldg. 800, Wichita, KS 67226

LOCATION: Woodlawn and 39th St. North

SITE SIZE: 3.7 Acres

NUMBER OF LOTS

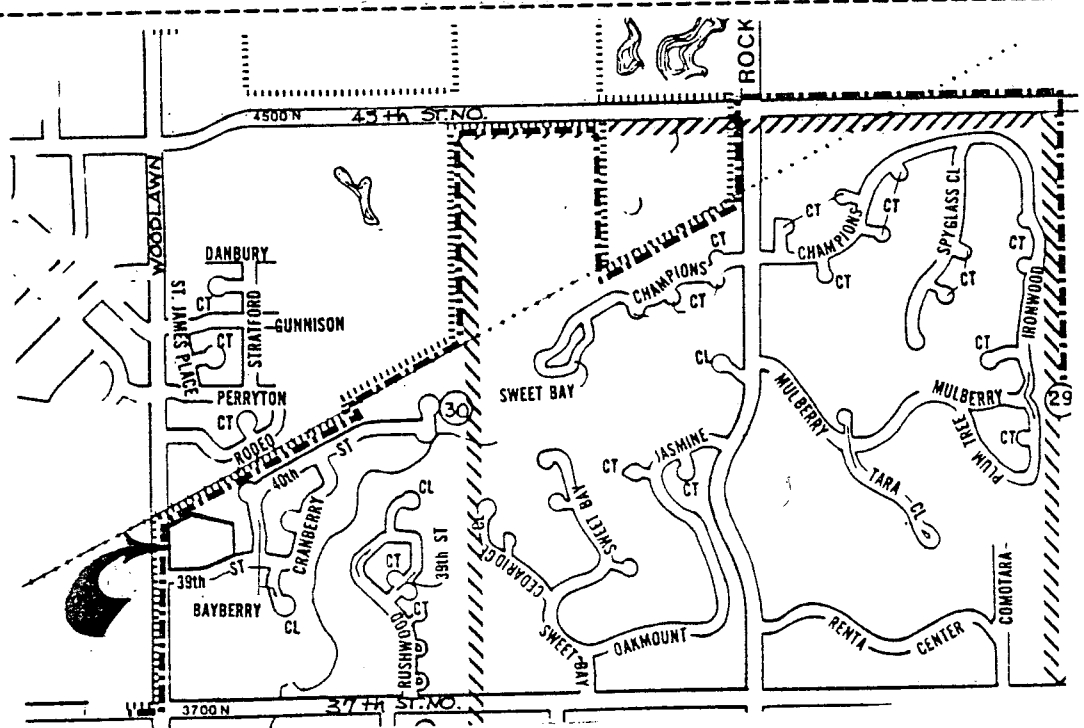
|              |    |
|--------------|----|
| Residential: | 20 |
| Office:      |    |
| Commercial:  |    |
| Industrial:  |    |
| Total:       | 20 |

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: A (two-family)

PROPOSED ZONING: A (C.U.P. DP-119)

VICINITY MAP:



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 narrow public streets to the 29-foot paving standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- F. Square footage figures shall be provided for the lots within this plat so existing special assessments may be redistributed.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- 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 32-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. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. These elevations shall be in both Mean Sea Level and City Datum.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- K. Since this property is a replat of a portion of the Northbrook Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.

- L. On the final plat tracing, the plattor's text shall be amended to indicate the platting of complete access control to Woodlawn from the west line of Lots 1 through 15, Block 1.
- M. On the final plat tracing, the plat's legal description shall correctly indicate that this is a replat of a lot in the Northbook Addition, not Northbrook Meadow.
- N. On the final plat tracing, the City Signature block shall be amended to read John Moir, City Clerk.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?