

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

August 19, 1993

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 93-48 PEMBROOK ADDITION

OWNER/APPLICANT: Critchfield Real Estate Limited Partnership 1985, c/o Steven N. Critchfield, 14324 Wakanda Ct., Wichita, KS 67230
and
Socora Village Company, Contract Purchaser, c/o Larry A. Chambers, 104 S. Broadway - Suite 200, Wichita, KS 67202-4165

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

LOCATION: Northeast corner of 25th Street North and Oliver

SITE SIZE: 43.25 Acres

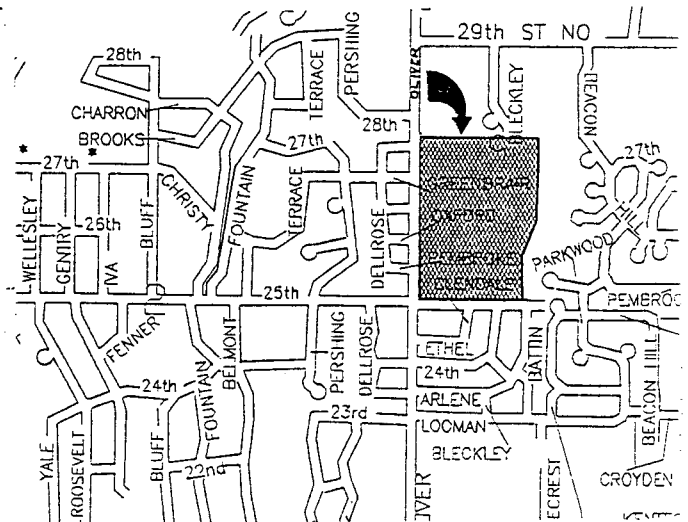
NUMBER OF LOTS

Residential:	157
Office:	
Commercial:	
Industrial:	
Total:	157

MINIMUM LOT AREA: 6600 sq. ft.

CURRENT ZONING: "AA" (DP-147)

VICINITY MAP:



NOTE: Over the last several years, the area of this plat has been involved in various preliminary plats (Beacon Hill, New Bedford Place) and even final plats (New Bedford Place Second), which were never completed beyond the MAPC. Further, this site is within the Beacon Hill Community Unit Plan (CUP) DP-147, which has also been revised a number of times. In terms of the CUP, this plat now covers all of Parcels 10, 11, 12, and a portion of Parcel 13. Although the CUP indicates that one-family uses were one of the possible forms of development in Parcel 13, the expected use was for a church and related activities.

This plat is now indicating that one-family uses are intended for most of the area in the western portion of DP-147. To the north of the one-family uses, however, a large portion of Parcel 13 and a smaller portion of Parcel 14 are not included in this plat and will therefore at this time remain unplatted. Further, this unplatted area will now become landlocked due to the latest plat. The applicant is indicating, however, the intention to link this property with an already platted site and apparently this will involve a further replatting of this previously platted site.

STAFF COMMENTS:

- A. Apparently due to the changes now being shown by this latest plat, various conditions or requirements in CUP, DP-147 will need to be adjusted or amended. Parcel boundaries and access controls to Oliver in the CUP are for instance no longer in agreement with what is being platted. Prior to this plat being scheduled for City Council review, the applicant shall meet with Planning Department staff to determine what changes must be made to the CUP to reflect what is now being platted. Any needed adjustments or amendments to the CUP (DP-147) shall be obtained before the plat is submitted for City Council review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along one side of 27th Street North-Battin-Pembrook. Based on the layout of the streets, this sidewalk should be along the Block 1 sides of these streets.
- G. Traffic Engineering needs to indicate if any traffic-type improvements should be required for this Addition. The CUP indicates that such improvements should be required for major entrances. No such major entrances are, however, expected for this now residential type development.
- H. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- K. The Subdivision Regulations indicate that the platting of pipelines and their associated easements within the perimeters of lots is to be discouraged. In the case of the Marland Pipeline in this area, existing development has, however, occurred in such a manner that lots have been platted with this easement being allowed as part of the lots. Consequently, this plat is depicting a situation already allowed for immediately adjacent to this plat.

However, several of the lots being designed along the pipeline are depicting configurations resulting in limited or awkward buildable areas, lot lengths too excessive in comparison to widths and/or with lot areas that are excessively encumbered by the pipeline easement. In particular, Lots 1 through 4 and 51 through 54 of Block 2 need to be reconfigured or portions of these lots should be considered for platting as Reserves. In any case, these two lot

groups should be reconfigured into no more than three (3) lots per group. Three, rather than four lots would provide a more reasonably useful area within these lots and an acceptable lot width to length ratio.

- L. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement (building setback) as a general utility easement are acceptable and that the building setback line as shown is sufficient. An relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- M. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- N. Due to this plat, an area immediately north will become landlocked. As indicated by the preliminary plat, it is expected that this property will be developed and consequently be platted with or as part of a replat of an existing adjacent Addition. Since no direct access, however, is being provided to this site from this plat or any other Addition, the applicant shall submit a covenant which ties this property's ownership to the indicated platted property. This covenant shall indicate that this site will not be sold separate from this platted property unless or until adequate public access and other needed public improvements are available and/or until the property is platted.
- O. 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.
- P. The final plat shall provide a note on the face of the plat indicating that this Addition is subject to the requirements of the Beacon Hill, CUP, DP-147 on file with the Metropolitan Area Planning Department.
- Q. 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.
- R. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

- S. 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.
- T. 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.
- U. 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.
- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.