

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

September 30, 1993

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 8/19/93)

**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:** 16.92 Acres

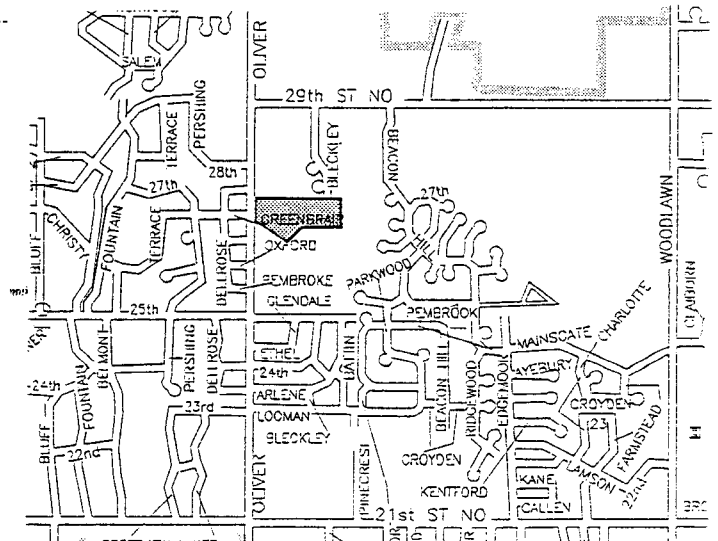
**NUMBER OF LOTS**

Residential:	65
Office:	
Commercial:	
Industrial:	
Total:	65

**MINIMUM LOT AREA:** 6600 sq. ft.

**CURRENT ZONING:** "AA" (DP-147)

**VICINITY MAP:**



NOTE: While the applicant is completing or final platting all of the area shown on the Preliminary Plat of the Pembrook Addition, he is requesting that it be done as two separate Additions. That is, both a Pembrook and Pembrook 2nd Plat are being submitted at the same time. The applicant has requested to do this because of a concern with the requirement to vacate 25th Street to the south of this site. In case of problems, the Pembrook Addition should be able to continue on with only the 2nd Addition being held back until the vacation issue is resolved.

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 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 Parcel 13 and 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.

It should also be noted that this final portion of the preliminary plat is slightly revised. The Lots in Block 1 have been increased slightly in width with a resulting reduction in the number of lots in this block (25 lots on this plat vs. 26 on the preliminary).

**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. Based on the layout of the streets in this and the 2nd Addition, this sidewalk should be along the Block 1 side of 27th Street North.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. 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.

- 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 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.
- K. Prior to this plat being released for recording, the applicant shall submit proof that the ownership indicated on the plat is correct. The platting binder presently indicates this site is in another's ownership.
- L. On the final plat tracing, the designation "North" shall be included in 27th Street's name.
- M. On the final plat tracing, the reference to vacating and replatting by virtue of K.S.A. 12-512(b) should be placed within the surveyor's text rather than the platting binder's text. The applicant is advised that the inclusion of a portion of Lot 11 of the New Bedford Place Addition in this plat may effect that lot's status in terms of obtaining a building permit.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if the minimum building pad elevations are acceptable.