

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

September 30, 1993

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

**CASE NUMBER:** S/D 93-61 PEMBROOK 2ND 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:** 26.14 Acres

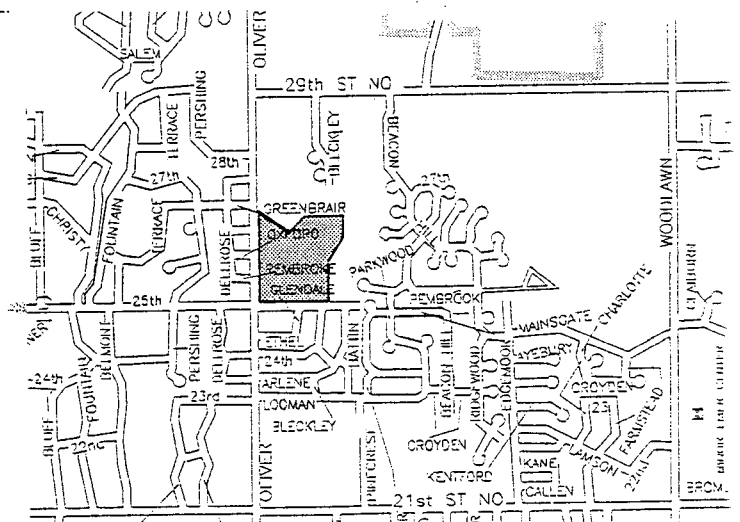
**NUMBER OF LOTS**

Residential:	90
Office:	
Commercial:	
Industrial:	
Total:	90

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

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

**VICINITY MAP:**



NOTE: This 2nd Addition has been submitted at the same time that the Pembroke (1st) Final Plat is being submitted. Because of concerns with a required vacation for 25th Street along the south line of this 2nd Addition, the applicant has requested that separate plats be allowed in the event a problem occurs with vacating 25th Street and therefore delaying approval of a final plat.

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, and 12.

In comparison to the preliminary plat, some revisions have been made in this final plat. Most significantly, the "short" or "eyelash" type cul-de-sac on Glendale, just north of Pembroke, has been eliminated. Correspondingly, the lots that were adjacent to this cul-de-sac have been reconfigured.

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. 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 Battin-Pembrook. Based on the layout of the streets in this Addition, this sidewalk should be along the Block 1 side of these streets. The sidewalk should also connect to the sidewalk(s) required for the Pembrook (1st) Addition.
- G. 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.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.
- J. 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.
- 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 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.

- L. For Lot 8, Block 3 and Lot 11, Block 2 due to the configurations of these lots, the indicated building setbacks are difficult to interpret, being largely variable from 15 to 25 feet as one moves across lot frontages. These lots also are restricted in their useable or buildable areas. In order to simplify the setbacks, it is recommended that a uniform 20-foot building setback be allowed for these two lots.

Also, Lot 3, Block 2 should label the sideyard setback to Battin Court as a 15-foot setback rather than the 25-foot now being shown.

- M. Prior to releasing this plat for recording, the applicant shall submit proof that the ownership of this site is as indicated on the plat. The platting binder presently indicates another owner of this site.
- N. 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 platlor's text.
- 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 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.