

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 12

APRIL 7, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-23 - HEDGEWOOD ADDITION

OWNER/APPLICANT: Casado-McKay Properties, 236 S. Topeka,
Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Harry, in an area east of Rock Road.

SITE SIZE: 4.0 Acres

NUMBER OF LOTS:

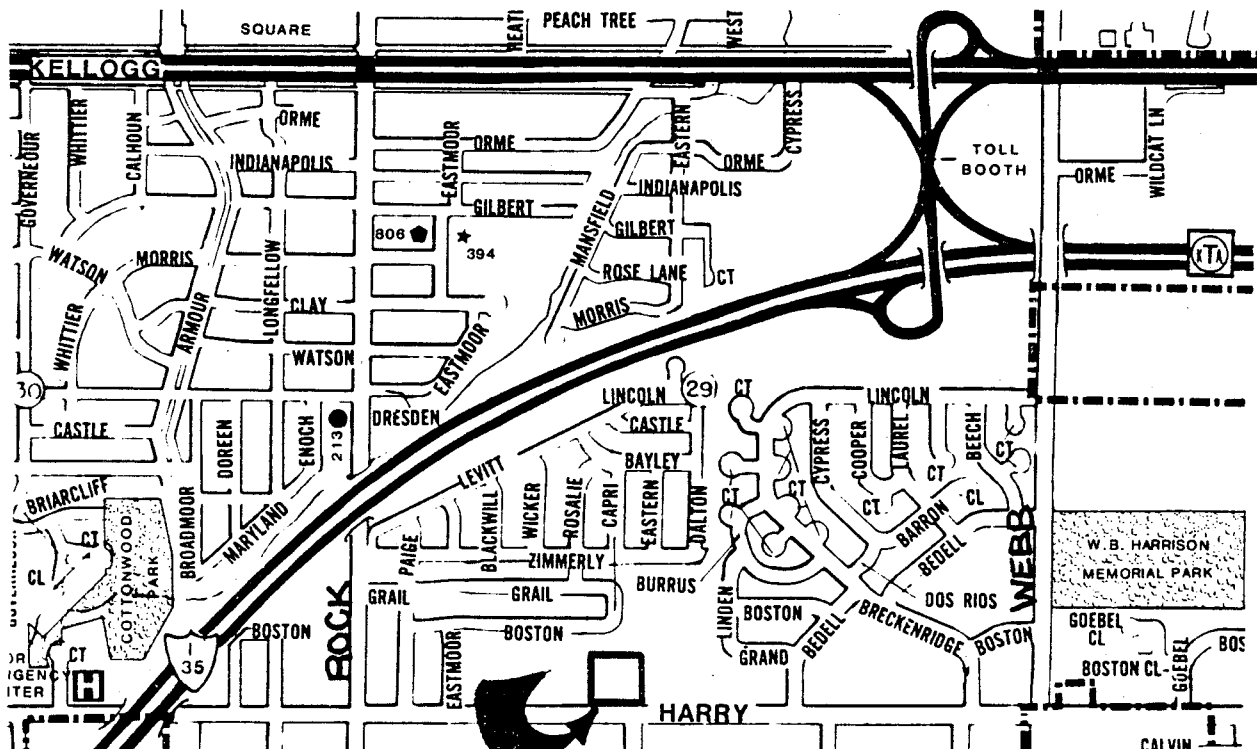
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 6,600 Sq. Ft.

CURRENT ZONING: "BB"

PROPOSED ZONING: "BB" (Z-2293)

VICINITY MAP:



STAFF COMMENTS:

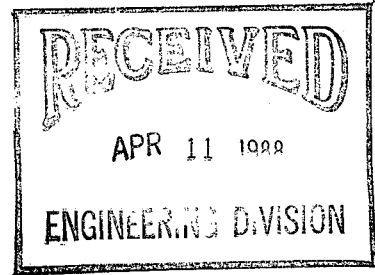
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case. Down-zoning will remove all sidewalk requirements required by the City's Sidewalk Ordinance and will avoid the need to plat right-of-way for a 41-foot wide paved street (business/office street standard).
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- I. 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). It is noted that the subdivider is proposing the creation of 50-foot wide lots, whereas the Subdivision Regulations require a minimum of 60-feet of width. Given the fact that much of the adjacent property has been developed with apartments, the added density generated by the proposed 50-foot wide lots appears to be appropriate for the area. Also, the subdivider has agreed to plat a wider residential street to handle the added residential activity. With the above factors in mind, it is recommended that the 50-foot wide lots be permitted.
- J. 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.
- K. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 8, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 88-23 - HEDGEWOOD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, 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 construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case. Down-zoning will remove all sidewalk requirements required by the City's Sidewalk Ordinance and will avoid the need to plat right-of-way for a 41-foot wide paved street (business/office street standard).

SEDGWICK COUNTY

Preliminary Plat S/D 88-23 - HEDGEWOOD ADDITION
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- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. 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). It is noted that the subdivider is proposing the creation of 50-foot wide lots, whereas the Subdivision Regulations require a minimum of 60-feet of width. Given the fact that much of the adjacent property has been developed with apartments, the added density generated by the proposed 50-foot wide lots appears to be appropriate for the area. Also, the subdivider has agreed to plat a wider residential street to handle the added residential activity. With the above factors in mind, it is recommended that the 50-foot wide lots be permitted.
- K. 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.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.
- M. The final plat shall indicate the 10-foot easement between Lots 12 and 13 requested by K.G.&E.
- N. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



Donald Losew
Junior Planner

DL:dik
Enclosure

cc: Casado-McKay Properties, 236 S. Topeka, Wichita, KS 67202
Robert & Rugh Rulifson, 8317 E. Boston, Wichita, KS 67210
Brian & Kristine Jones, 8311 E. Boston, Wichita, KS 67210
Bertha Crandall, 8728 E. Harry, Wichita, KS 67201
✓ Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 16

APRIL 21, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/7/88)

CASE NUMBER: S/D 88-23 - HEDGEWOOD ADDITION

OWNER/APPLICANT: Casado-McKay Properties, 236 S. Topeka,
Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Harry, in an area east of Rock Road.

SITE SIZE: 4.0 Acres

NUMBER OF LOTS:

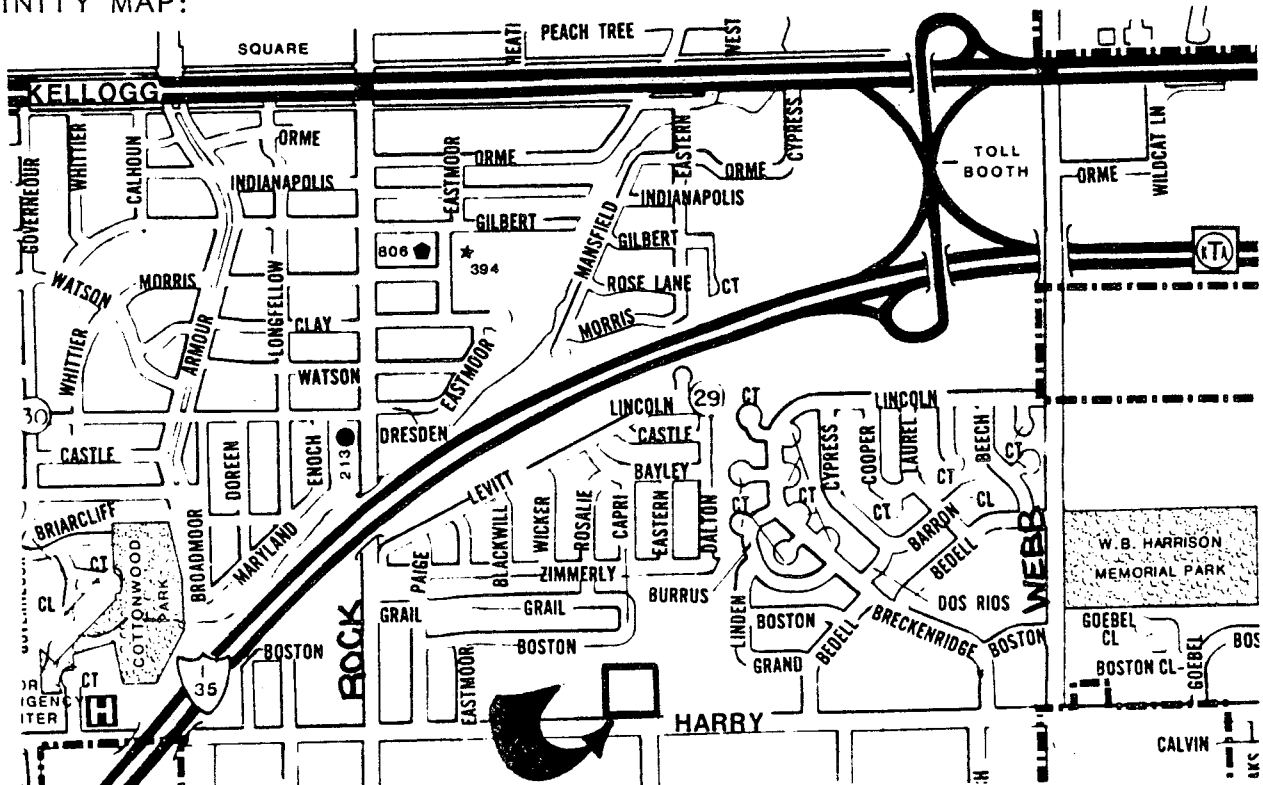
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 6,600 Sq. Ft.

CURRENT ZONING: "BB"

PROPOSED ZONING: "AA"

VICINITY MAP:



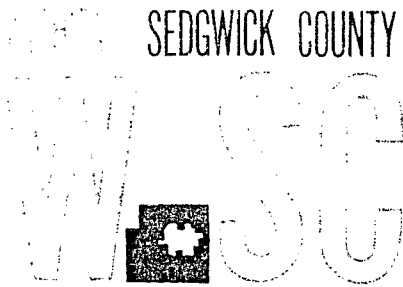
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case. Down-zoning will remove all sidewalk requirements required by the City's Sidewalk Ordinance and will avoid the need to plat right-of-way for a 41-foot wide paved street (business/office street standard).
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. 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). It is noted that the subdivider is proposing the creation of 50-foot wide lots, whereas the Subdivision Regulations require a minimum of 60-feet of width. Given the fact that much of the adjacent property has been developed with apartments, the added density generated by the proposed 50-foot wide lots appears to be appropriate for the area. Also, the subdivider has agreed to plat a wider residential street to handle the added residential activity. With the above factors in mind, it is recommended that the 50-foot wide lots be permitted.
- K. On the final plat tracing, both the drainage easement and a 15-foot building setback shall be indicated on Lot 20 along Harry Street. The 15-foot dimension shall also be shown on Lot 20.
- L. On the final plat tracing, the plattor's text shall be amended to reference the granting of the drainage easement.

HEDGEWOOD ADDITION

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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 22, 1988

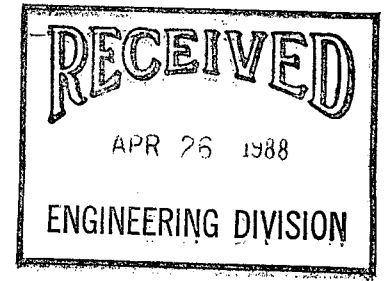
Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-23 HEDGEWOOD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case. Down-zoning will remove all sidewalk requirements required by the City's Sidewalk Ordinance and will avoid the need to plat right-of-way for a 41-foot wide paved street (business/office street standard).



SEDGWICK COUNTY

HEDGEWOOD ADDITION

April 22, 1988

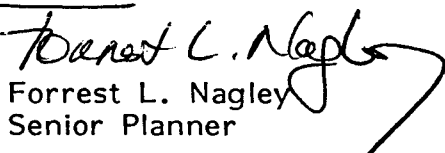
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- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- H. 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). It is noted that the subdivider is proposing the creation of 50-foot wide lots, whereas the Subdivision Regulations require a minimum of 60-feet of width. Given the fact that much of the adjacent property has been developed with apartments, the added density generated by the proposed 50-foot wide lots appears to be appropriate for the area. Also, the subdivider has agreed to plat a wider residential street to handle the added residential activity. With the above factors in mind, it is recommended that the 50-foot wide lots be permitted.
- I. On the final plat tracing, both the drainage easement and a 15-foot building setback shall be indicated on Lot 20 along Harry Street. The 15-foot dimension shall also be shown on Lot 20.
- J. On the final plat tracing, the plattor's text shall be amended to reference the granting of the drainage easement.
- K. 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.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 28, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:blw
Enclosure

cc: Casado-McKay Properties, 236 South Topeka, Wichita, Kansas 67202
Mike Lindebak, City Engineer