

July 3, 1996

STAFF REPORT
(ONE STEP Preliminary-Final Plat)

CASE NUMBER: S/D 96-39 POWER CDC ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services of Wichita, 3033 W. 2nd Street, Wichita, KS 67203

and

OWNER/APPLICANT: Neighborhood Developments, L.C., c/o Power CDC, James Arbertha, 1806 E. 13th Street, Wichita, KS 67214

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Street, Wichita, KS 67206

LOCATION: South of 21st Street North and east of Hydraulic

SITE SIZE: 2.0 Acres

NUMBER OF LOTS

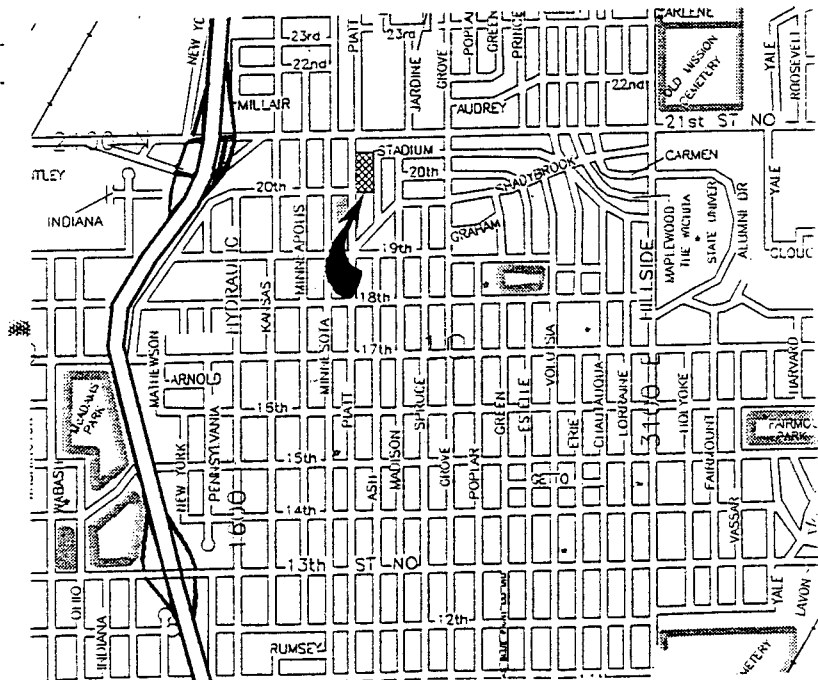
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 7,800 sq. ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "B"

VICINITY MAP:



NOTE: This plat is being submitted as an example of a one-step, preliminary-final plat. If approved by the Subdivision Committee, the plat will be placed on the next available MAPC agenda. The apparent use intended for this site is one-family residential; however, zoning is "B" Multi-Family. Under such zoning, each of the platted lots could potentially have a structure(s) for up to approximately 13 dwelling units. Such a residential density would require a wider street right-of-way and paving which would significantly impact lot sizes and depths.

STAFF COMMENTS:

- A. In order to allow for a street right-of-way of 32 feet and a 29-foot paved surface, the applicant shall either submit a request for a zone change to an appropriate zoning classification (SF-6 or TF-3) or submit a covenant restricting each lot to such a use.
- 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 the paving of the proposed interior streets. **City Engineering** needs to comment on the street's (Hope Ct.) non-standard right-of-way at the entrance from Piatt. That is, are there any special requirements involved in paving, design, maintenance, use, etc. of the expanded area of right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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.
- H. 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.
- I. On the final plat tracing, this plat's street shall either be named Piatt Court or if an existing street name east of Piatt is used, such street shall be indicated as a Circle (e.g., Ash Circle). The use of Hope in an area of existing street names cannot be supported by Staff.
- J. On the final plat tracing, additional information shall be shown for this site's street right-of-way. That is, the 32-foot right-of-way needs to be shown along the street's main section and the radius of the cul-de-sac needs to be shown.
- K. The court's (circle's) entrance at Piatt shall be shown as a dashed line or left open. Solid lines are intended to indicate a street is being platted as a private street (Reserve).

- L. On the final plat tracing, lot numbers around the cul-de-sac should be continuous, i.e, going from Lot 4 to Lot 5, etc. and not from Lot 4 to Lot 8.
- M. On the final plat tracing, the title "Deputy" shall be deleted from the City Clerk's signature line.
- N. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- O. Except for lots platted adjacent to arterials, double frontage lots (lots with a front and rear property line along 2-streets) are, according to the Subdivision Regulations, to be avoided. This site is, however, attempting to replat the site into a somewhat private, internally oriented property rather than simply laying out lots along Piatt and Ash. Approval of this plat will, however, require the Subdivision Committee's/MAPC's waiving of the design standard for Lots with double frontages.

In regard to access across these lots, **Traffic Engineering** needs to indicate if there are any traffic considerations involving Piatt or Ash that would necessitate the platting of complete access controls to these streets from the rest of the abutting lots.

- P. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat is being submitted as a one-step, preliminary-final plat and if approved will be placed on the next MAPC agenda.

STAFF REPORT
(Revised Final Plat, Final Plat Approved 7/3/96)

CASE NUMBER: S/D 96-39 - POWER CDC ADDITION

OWNER/APPLICANT: Neighborhood Developments, L.C., 1802 N. Hydraulic, Wichita, KS 67214

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: West of Grove, South of 21st St. South

SITE SIZE: 1.96 acres

NUMBER OF LOTS

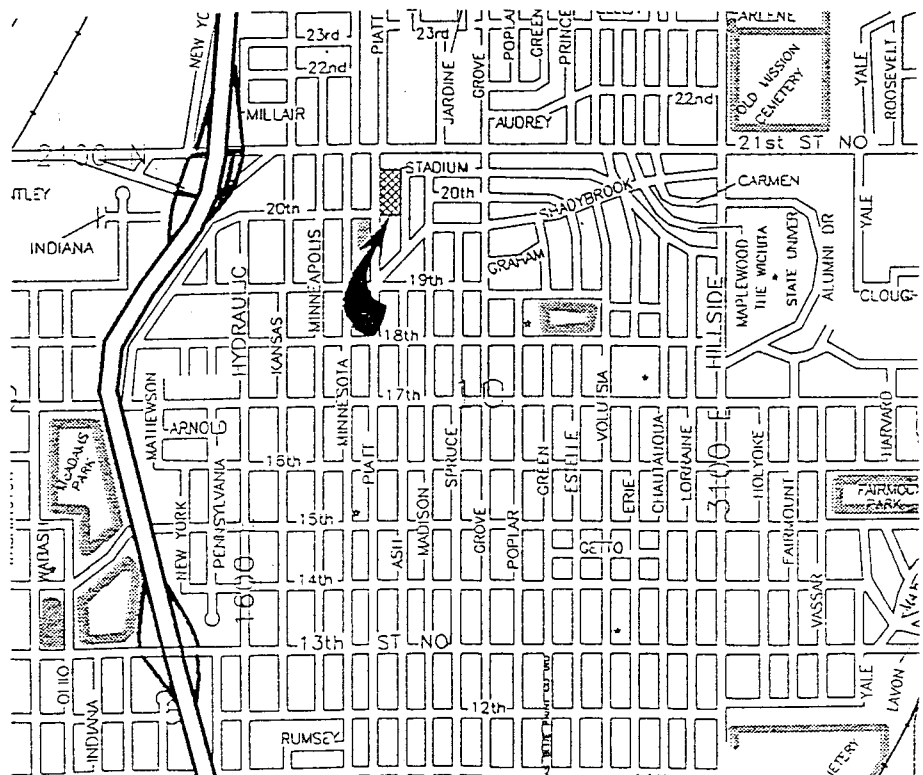
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 8,374 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a revised final plat which was previously approved in 1996. It is a replat of Lot 1, Packs Addition.

STAFF COMMENTS:

- Abandon existing petitions, Guarantee SS,*
- A. City Engineering needs to comment on the existing guarantees for the extension of sanitary sewer and City water and any requirements for providing new guarantees.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
 - C. City Engineering needs to comment on the status of the applicant's drainage plan.
 - D. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
 - E. The lot numbers should be revised to include consecutively numbered adjoining lots.
 - F. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
 - G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
 - H. 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.
 - I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
 - K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.