

January 9, 1997

STAFF REPORT
(One Step Combined Preliminary-Final Plat)

CASE NUMBER: S/D 96-98 - McCOY'S COBBLESTONE

OWNER/APPLICANT: Hal W. McCoy, 555 N. Woodlawn, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: West of 127th Street East and north of 13th Street North

SITE SIZE: 2.8 Acres

NUMBER OF LOTS

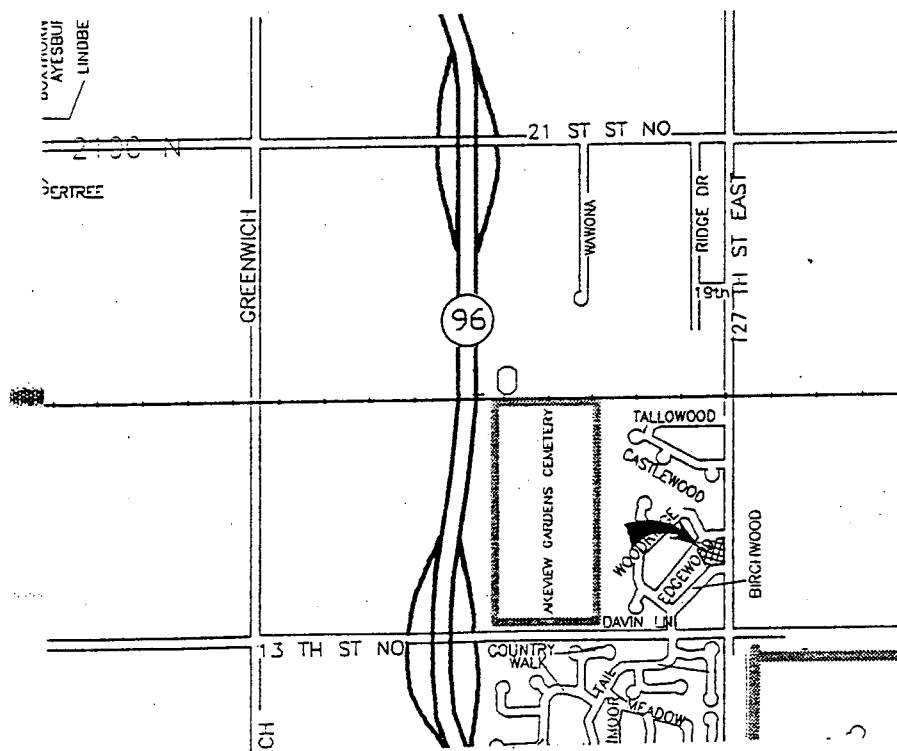
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 14,680.10 sq. ft.

CURRENT ZONING: "SF-6" (CU-267)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site was originally platted as the Bridgewood Addition of the Crestview County Club Estates. Subsequently, a Conditional Use (CU-267) was obtained and the property replatted as the Cobblestone Addition. Under the conditional use, a multi-family type development was established for certain areas (lots) of this site. Much of this "multi-family" use, however, involved single-family structures being allowed as a cluster type development of several such homes on a single Lot. This replat is now indicating the division of larger lots into more or less individual building sites. However, the applicant also has indicated an intention to build conventional type duplexes on several of the lots being platted.

STAFF COMMENTS:

- A. The applicant needs to contact the zoning section of the Planning Department to determine any requirements or restrictions concerning the conditional use (CU-267) established for this site. In particular, the applicant needs to determine if CU-267 needs to in any way be revised, removed, amended, etc. in regard to what is now being platted. Further, CU-267 implied that single-family detached, clustered units would be allowed and not necessarily attached, conventional duplex, four-plex, etc. type units.
- B. This site and replat appears to have access to existing water and sewer lines. However, County Engineering needs to verify any requirements for sanitary sewer. It should be noted that this site is located in the Four Mile Creek Service Area for sanitary sewer.

In regard to water, the Water Department needs to indicate if existing outside-the-City water agreements cover this site or if a new agreement is required.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat. If since the building setback to 127th Street East is apparently due to the pipeline, the final plat tracing shall note that the setback is a "Pipeline" Building Setback. Therefore, any changes in such a setback would be under the auspices of the pipeline company and not a matter of public involvement (i.e., such a setback would not be subject to a public vacation process).
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. This site is indicating a minimum building pad elevation of 1,346' M.S.L. However, the previous plat(s) noted this area required a minimum pad of 1,348.0' M.S.L. County Engineering needs to verify what is the acceptable elevation. On the final plat tracing, this elevation should also be shown on the face of the plat, in the area of the north arrow.
- G. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes (including 1996's) have been paid on this site. The platting binder indicates that \$6,437 in property taxes are due on this site.

- H. Based on the platting binder, an interest in this site is apparently being held by the Farmers State Bank and C-B Land and Cattle Company. However, neither party is shown as a signatory on the plat. The applicant shall either provide documentation as to why these parties are not being shown or they shall be included as signatories on the final plat tracing.
- I. On the final plat tracing, County signature blocks shall be amended as appropriate to indicate the proper officials for the date the plat is likely to be recorded (County Clerk, Register of Deeds, etc.)
- J. Based both on the present zoning ordinance and the previous replattings immediately west of this site, building setbacks of at least 25-feet are required. The final plat tracing shall therefore either plat 25 foot building setbacks to Birchwood and Edgewood, or show no setbacks in which case setbacks will be determined under the zoning code (25-foot).
- K. 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.)
- L. 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.
- M. 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.
- N. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted as a one-step plat and if approved, will be forwarded to the Planning Commission at its next available meeting date.

CLOSURE- M^cCOY'S COBBLESTONE

L001

1		N	5000.000	E	5000.000	S	0+00
	S 01-15'05.0"E		300.000				
2		N	4700.072	E	5006.552	S	3+00.000
	S 88-44'55.0"W		135.000				
PC1		N	4697.123	E	4871.584	S	4+35.000
	R = 344.300	L = 152.516	DEL = - 25-22'50.0"				
	T = 77.530	LC = 151.272	S 76-10'05.0"W				
PT1		N	4660.958	E	4724.699	S	5+87.516
	N 38-54'59.0"W		327.870				
PC2		N	4916.062	E	4518.735	S	9+15.386
	R = 352.960	L = 232.285	DEL = + 37-42'24.0"				
	T = 120.524	LC = 228.116	N 69-58'32.0"E				
PT2		N	4994.173	E	4733.061	S	11+47.671
	N 88-44'58.3"E		267.003				
1		N	5000.000	E	5000.000	S	14+14.674
LENGTH=	1414.674	AREA=	122048.768	SF	2.802 ACRES		