

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-96 - TACO GRANDE 2ND ADDITION

OWNER/APPLICANT: Taco Grande, c/o John Wylie

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Kellogg Drive, in an area west of Heather Road.

SITE SIZE: 0.46 Acres

NUMBER OF LOTS:

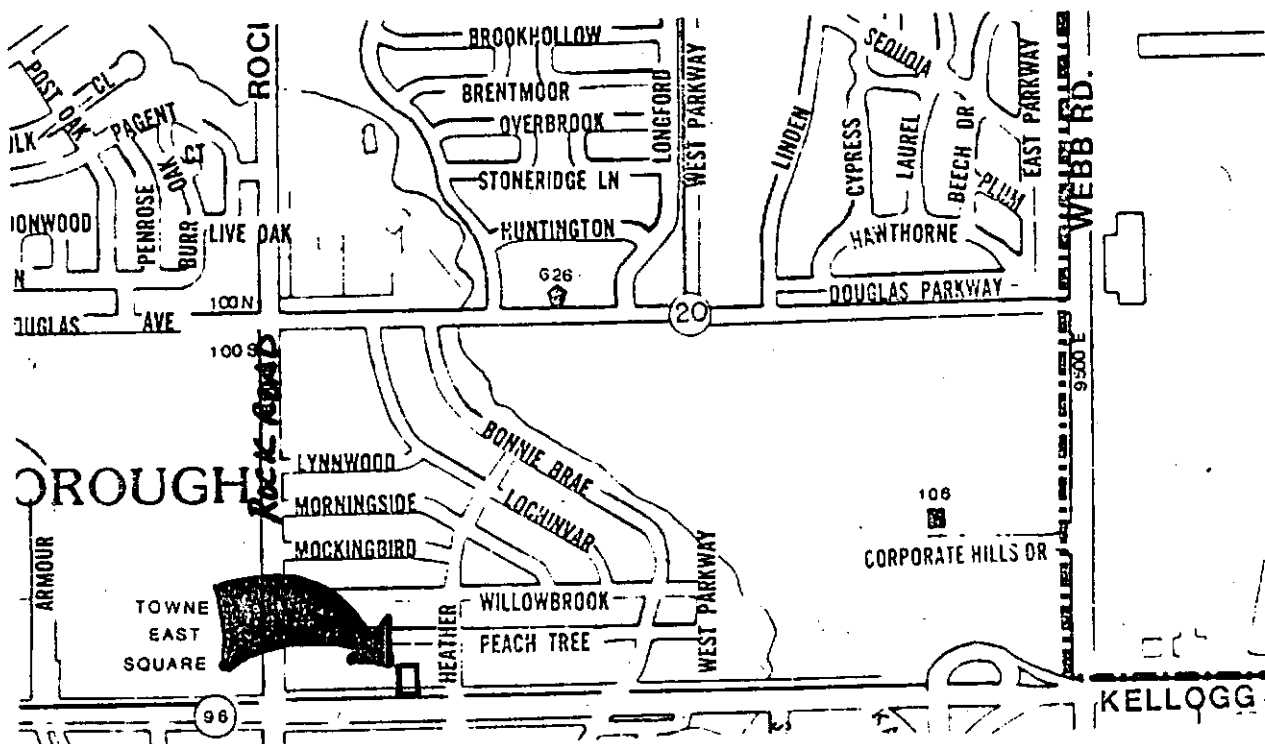
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 20,000 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



STAFF COMMENTS:

- Kellogg Dr*
- A. Since the needed additional right-of-way for Kellogg Drive is being contingently dedicated, and further, since this would be the location for the sidewalk required because of this lot's commercial zoning, it is recommended that the applicant not submit a sidewalk certificate as required by the Subdivision Regulations and the Sidewalk Ordinance. Instead, the applicant shall petition for the required sidewalk. This petition will be held until Kellogg Drive is reconstructed. Reconstruction of Kellogg Drive will trigger the contingent dedication. *The City Engineer for this is*
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - D. On the final plat tracing, the amount of existing right-of-way for Kellogg Drive shall be indicated on the face of the plat (20 feet). Also, the amount of right-of-way existing for Kellogg, between the south line of Kellogg Drive and the section line, shall be dimensioned (61 feet - See Ruth Addition).
  - E. Since existing landscaping and a sign exists within the additional right-of-way for Kellogg Drive, the proposed contingent dedication is acceptable. The wording of the contingent dedication shall however be modified to state that the contingent dedication is dedicated to the public contingent upon the need for the right-of-way for a street widening or reconstruction project.
  - F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
  - G. On the final plat tracing, a 45-foot building setback shall be indicated from the south line of the plat. This will cover the contingent dedication within the building setback.
  - 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. 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.
  - J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
  - K. Recording of the plat within 30 days after approval by the City Council.
  - L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-96 - TACO GRANDE 2ND ADDITION

OWNER/APPLICANT: Taco Grande, c/o John Wylie

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Kellogg Drive, in an area west of Heather Road.

SITE SIZE: 0.46 Acres

NUMBER OF LOTS:

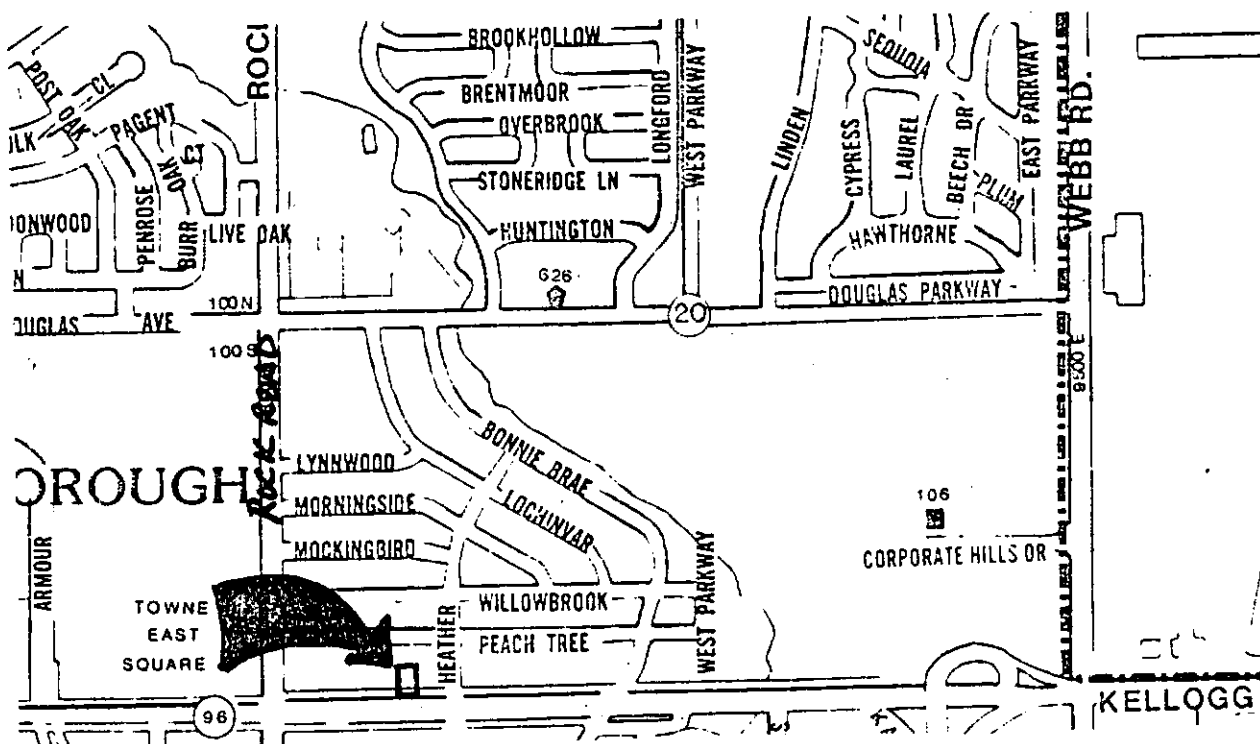
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 20,000 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



STAFF COMMENTS:

- A. Since the needed additional right-of-way for Kellogg Drive is being contingently dedicated, and further, since this would be the location for the sidewalk required because of this lot's commercial zoning, it is recommended that the applicant not submit a sidewalk certificate as required by the Subdivision Regulations and the Sidewalk Ordinance. Instead, the applicant shall petition for the required sidewalk. This petition will be held until Kellogg Drive is reconstructed. Reconstruction of Kellogg Drive will trigger the contingent dedication.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the amount of existing right-of-way for Kellogg Drive shall be indicated on the face of the plat (20 feet). Also, the amount of right-of-way existing for Kellogg, between the south line of Kellogg Drive and the section line, shall be dimensioned (61 feet - See Ruth Addition).
- E. Since existing landscaping and a sign exists within the additional right-of-way for Kellogg Drive, the proposed contingent dedication is acceptable. The wording of the contingent dedication shall however be modified to state that the contingent dedication is dedicated to the public contingent upon the need for the right-of-way for a street widening or reconstruction project.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. On the final plat tracing, a 45-foot building setback shall be indicated from the south line of the plat. This will cover the contingent dedication within the building setback.
- 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. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only.

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-76 - R.E. BOXBERGER'S FINAL EDITION

OWNER/APPLICANT: Kansas Department of Transportation

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northwest corner of Tracy and Kellogg.

SITE SIZE: 2.45 Acres

NUMBER OF LOTS:

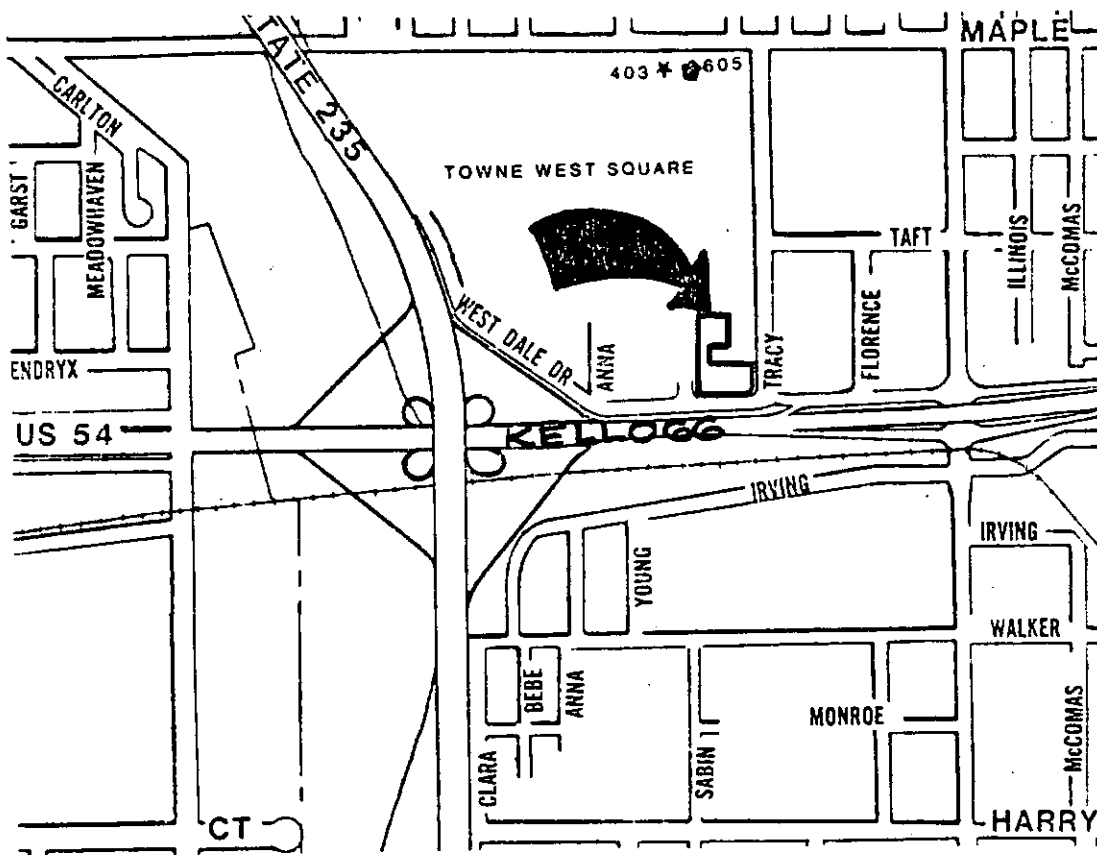
Residential:  
Office:  
Commercial:  
Industrial: 2  
Total: 2

MINIMUM LOT AREA: 50,409 Sq. Ft.

CURRENT ZONING: "E" and "AA"

PROPOSED ZONING: "E" (Z-2875)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant has filed an associated zone change case requesting "E" (light industrial) zoning for all of Lot 2. This case will be considered by the MAPC at their October 15, 1987 meeting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- B. The applicant shall guarantee the extension of City water to serve Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since Lot 2 is presently zoned "AA" (single-family), and further, since continuation of this zoning district classification is inappropriate for this property, this plat is approved subject to the applicant gaining approval of his associated zone change case (Z-2875).
- E. On the final plat tracing, the center line of adjacent U.S. 54 shall be indicated. The amount of half-street right-of-way shall also be indicated.
- F. The final plat tracing shall indicate the platting of a 35-foot building setback on Lot 1 from adjacent Kellogg Drive.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the minimum building pad elevation being platted shall be noted on the face of the plat.
- D. On the final plat tracing, a 10-foot utility easement shall be indicated adjacent to the south line of 35th Street North. This utility easement is within the 25-foot front yard building setback and continues the easement first established by Barr's Addition to the west.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and is the proposed minimum building pad elevation correct?

NOTE: This plat has been submitted in final form only.

OCTOBER 8, 1987

STAFF REPORT  
(Revised Preliminary Plat)

CASE NUMBER: S/D 87-97 - THE COURTS II

OWNER/APPLICANT: Critchfield Real Estate Partnership 1985

SURVEYOR/ENGINEER: Bill G. Yung Design

LOCATION: In an area south of 29th Street North, on the east side of Beacon Hill/Ridgewood.

SITE SIZE: 48.28 Acres

NUMBER OF LOTS:

Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	117

MINIMUM LOT AREA: 5,225 Sq. Ft.

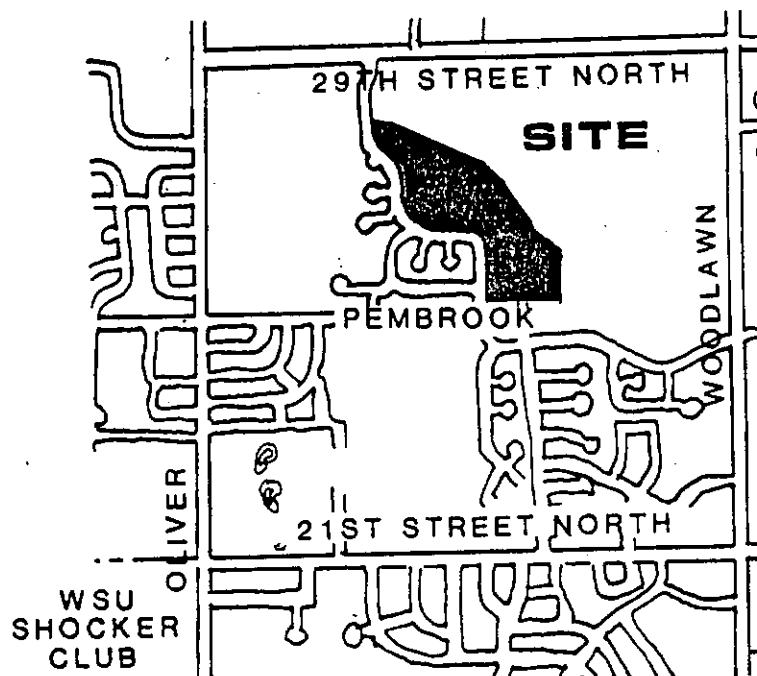
CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-147)

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VICINITY MAP:



STAFF COMMENTS:

NOTE: This revised preliminary plat is for property first approved in preliminary form on January 30, 1986. The plat was then called Beacon Hill Addition.

This property is subject to the provisions of the Beacon Hill Residential Community Unit Plan (DP-147). This property is being platted for development of single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. When the final plat of Beacon Hill Addition was approved by the Subdivision Committee on February 20, 1986, an overall sidewalk plan for the applicant's entire ownership was also approved. In accordance with the approved sidewalk plan, the street paving petitions for the following street segments shall provide for a sidewalk on one side of the subject street:
  - 1. Southerly side of Parkwood from the east line of Beacon Hill to the north line of Lot 14, Block 2.
  - 2. South side of Parkwood Court from the west line of Lot 14, Block 2 to the northerly line of Lot 12, Block 2.
- H. In accordance with the approved sidewalk plan, the applicant shall guarantee the construction of the following sidewalk segments which are outside of dedicated street right-of-way:
  - 1. Within the 10-foot wide pedestrian access easement to be centered on the lot line common to Lots 11 and 12, Block 2.
  - 2. Within Reserve A (behind Lot 11, Block 2), including the bridge structure over the drainage way. (approximately 375 linear feet.)
- I. The applicant shall guarantee the construction of a hammerhead turnaround to terminate Edgemoor Drive to the south of this plat. Preliminary discussions with the Traffic Engineer, during Community Unit Plan hearings, indicate that the turnaround may be constructed within existing street right-of-way to the south of this plat.

## THE COURTS II

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- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. On the final plat, a 10-foot "pedestrian access easement" shall be centered on the lot line common to Lots 11 and 12, Block 2. The platting of this easement shall be referenced in the plat's text.
- L. On the final plat, the separate street name of "Oxford Court", adjacent to Lots 65, 66 and 67, Block 2, shall be eliminated. This small segment of street should also be named Ridgewood Court.
- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- P. 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- Q. 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 or 32-foot street right-of-way. 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.
- R. On the final plat, the "parking easements" proposed to provide additional off-street parking for the lots in the southeast corner of this plat, shall be indicated as being within the perimeters of the adjacent reserves. The platting of the parking easements shall be referenced in the plat's text.
- S. On the final plat, the 25-foot front yard building setback on Lots 20, 21 and 22, Block 2 shall be labeled.

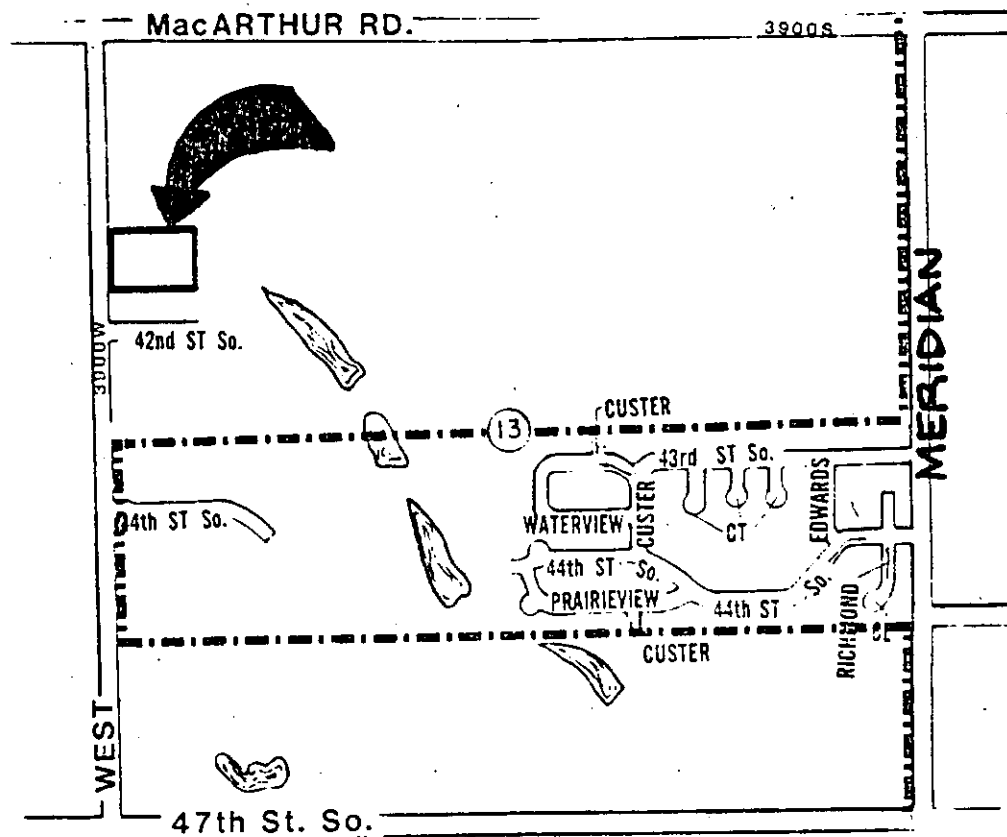
- T. On the final plat, the centerline of the 15-foot drainage easement on Lots 86 and 87, Block 2 shall be labeled.
- U. On the final plat, "complete access control" shall be granted across the south line of Lot 98, Block 2 to Edgemoor Drive.
- V. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- W. Item 12 of the General Provisions of DP-147 states that the development of a parcel with a land use not illustrated on the Community Unit Plans requires the subdivision of a site plan for approval by the Director of Planning. The present CUP depicts development of apartments on Parcel 5 whereas this plat depicts patio home lots. A revised site plan shall be approved by the Director of Planning prior to submission of the plat for scheduling before the City Council.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-79 - DULING INDUSTRIAL ADDITION  
OWNER/APPLICANT: Ray Duling  
SURVEYOR/ENGINEER: Moehring & Associates  
LOCATION: 1/4-mile south of MacArthur, on the east side of West Street.  
SITE SIZE: 7.0 Acres  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial:  
Industrial: 1  
Total: 1  
MINIMUM LOT AREA: 282,277 Sq. Ft.  
CURRENT ZONING: "R-1"  
PROPOSED ZONING: "E" (SCZ-0570)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zoning case (SCZ-0570), requesting a zone change from "R-1" (suburban residential) to "E" (light industrial), was approved by the County Commission November 26, 1986.

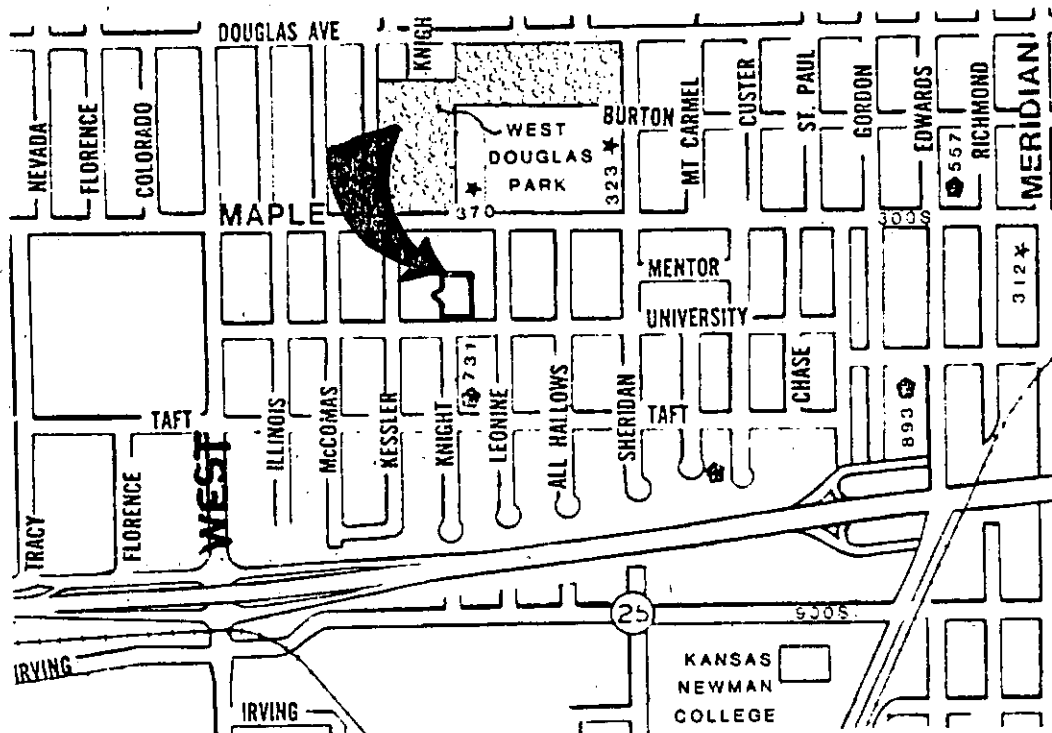
- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. 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.
- 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan and if an off-site drainage easement is required. If required, this easement shall be submitted with the final tracing for recording.

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 7/2/87)

CASE NUMBER: S/D 87-56 - UNIVERSITY COURT THIRD ADDITION  
OWNER/APPLICANT: Don Coleman  
SURVEYOR/ENGINEER: Moehring & Associates  
LOCATION: In an area north of University, between Kessler and Leonine.  
SITE SIZE: 1.03 Acres  
NUMBER OF LOTS:  
Residential: 4  
Office:  
Commercial:  
Industrial:  
Total: 4  
MINIMUM LOT AREA: 8,360 Sq. Ft.  
CURRENT ZONING: "B" and "AA"  
PROPOSED ZONING: "A" (Z-2851)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2851) requesting "AA" (single-family) and "B" (multi-family) to "A" (duplex) zoning was approved, subject to platting, by the City Council on July 21, 1987.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the pavement of the narrow public street to the 29-foot paving standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the street is to be paved with 29-foot wide street pavement, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.
- F. 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- G. Since this plat constitutes a replat of part of Anderson Investments Third Addition, reference to K.S.A. 12-512(b) shall be made on the final plat tracing.
- H. On the final plat tracing, the 20-foot east/west utility easement centered on the common lot lines shall be labeled as a "20-foot utility easement". The centerline of this easement shall be labeled. The note, that a portion of this easement is being granted by separate instrument, shall be deleted.
- I. On the final plat tracing, a light dashed line shall be indicated where University Court right-of-way meet existing University Avenue right-of-way. The use of a solid line denotes the platting of a reserve for private street purposes.
- J. 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.
- 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.

UNIVERSITY COURT THIRD ADDITION.

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

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 6/4/87)

CASE NUMBER: S/D 87-45 - HAWORTH SECOND ADDITION

OWNER/APPLICANT: Mercury Electric, Inc.

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East of Washington Avenue, in an area north of Murdock Avenue.

SITE SIZE: 0.47 Acre

NUMBER OF LOTS:

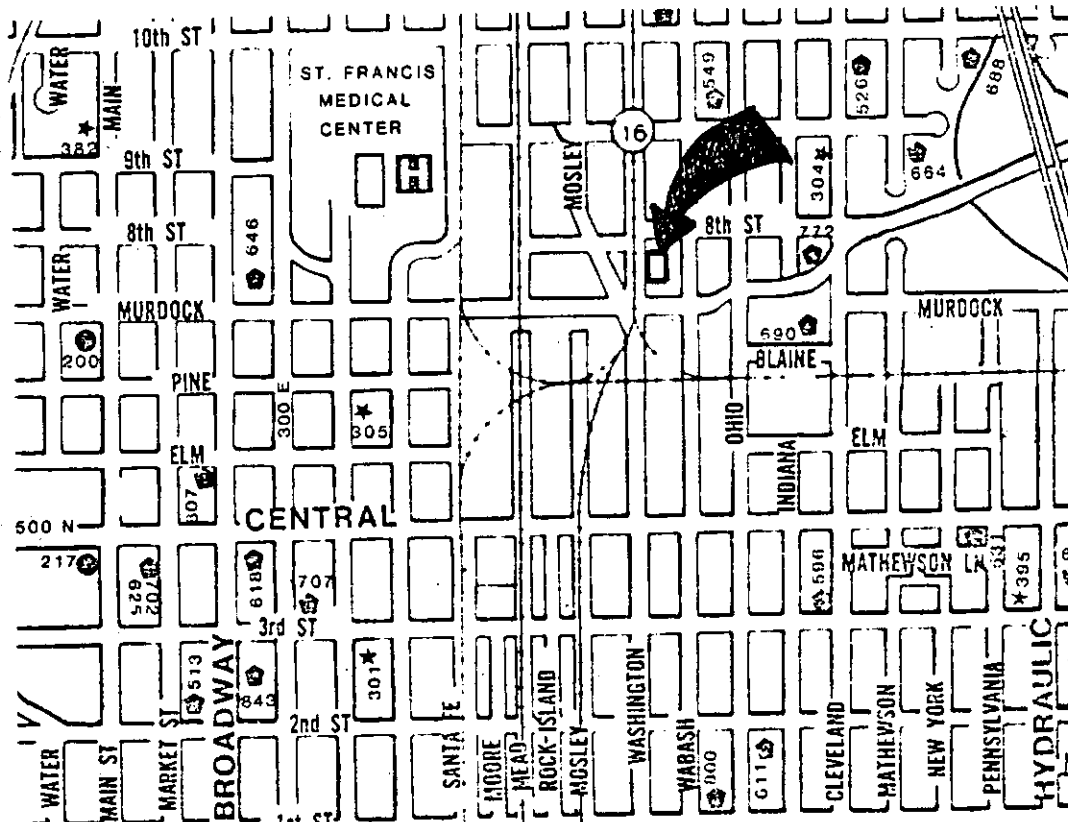
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 21,859 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the vacated alley return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated alley return, the applicant is advised that the vacated alley return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated alley approach will be considered closed and the guarantee will be released.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. This plat proposes to vacate the entire right-of-way for the east/west alley adjacent to the south line of this plat. The applicant's agent is advised that since the entire right-of-way is to be vacated by virtue of this plat, the platting binder will need to certify that all of the vacated right-of-way will revert to the ownership of the plattor. The applicant's agent has advised that the plattor owns the property to the south of the subject alley.
- D. On the final plat tracing, the face of the plat shall indicate the dedication of 2½ feet of additional alley right-of-way for the north/south alley adjacent to the east line of the plat. This additional right-of-way was shown on the approved preliminary plat. This alley dedication shall be referenced in the plattor's text.
- E. On the final plat tracing, the centerline of the adjacent north/south alley shall be labeled. The amount of existing right-of-way shall be dimensioned along with the amount of additional right-of-way being dedicated by this plat.
- F. 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.
- 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 11/20/86)

CASE NUMBER: S/D 86-102 - WOODBRIDGE FOURTH ADDITION

OWNER/APPLICANT: Inland Investment Company, Inc.

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: 21st Street North and 119th Street West.

SITE SIZE: 8.15 Acres

NUMBER OF LOTS:

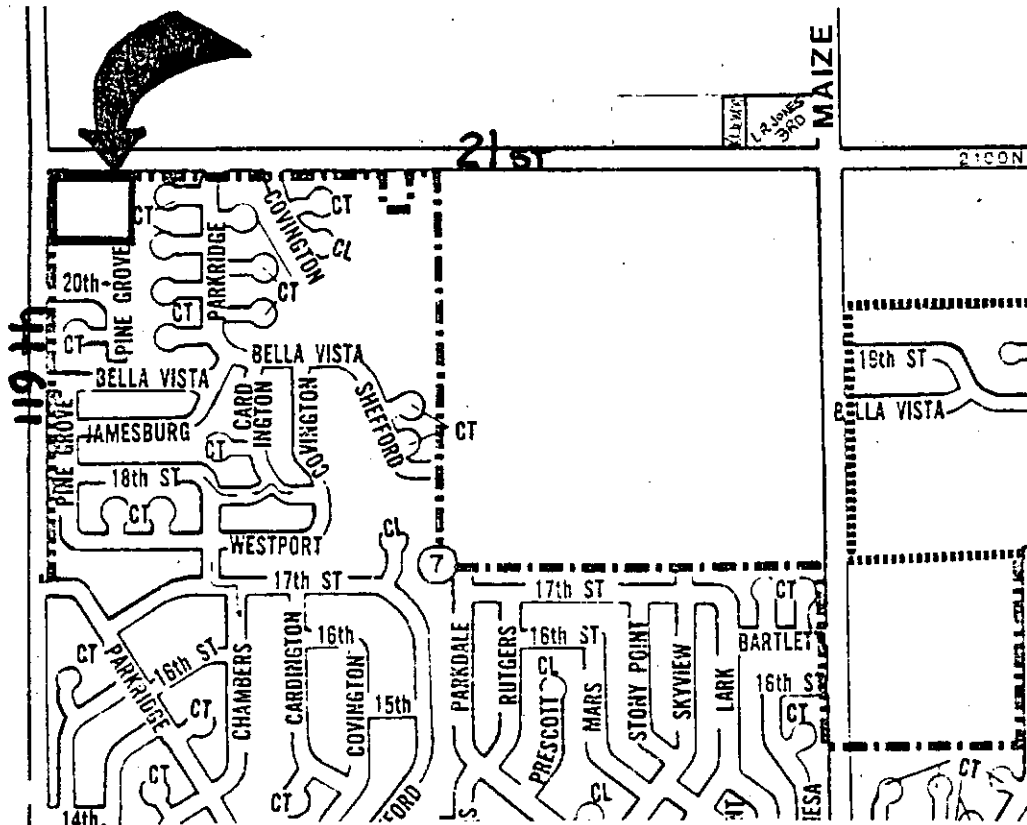
Residential:  
Office:  
Commercial: 4  
Industrial:  
Total: 4

MINIMUM LOT AREA: 24,750 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2807) - DP-160

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Woodbridge Commercial Community Unit Plan (DP-160). This property will be developed with commercial uses as provided for in the "Parcel Descriptions" section of the approved Community Unit Plan. The applicant's associated zone case (Z-2807) requesting "AA" to "LC" has been approved subject to platting.

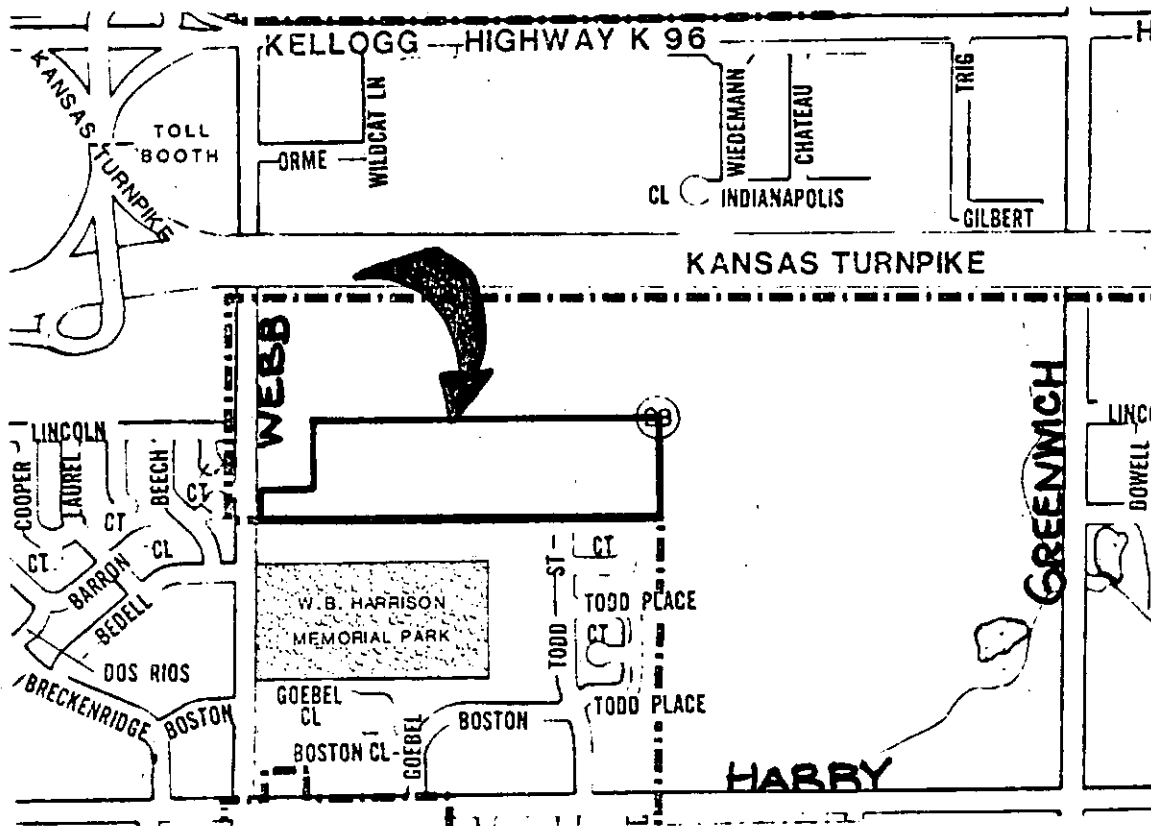
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the decel lanes for 21st Street North and 119th Street West that are needed to serve this commercial property. Also, the applicant shall guarantee a westbound left turn lane for 21st Street North to serve Lot 4's access to this major street.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. The final plat tracing shall label the centerline of adjacent 119th Street West.
- F. On the final plat tracing, the recording information for the drainage easement at the southeast corner of Lot 4 shall be shown.
- 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

OCTOBER 8, 1987

STAFF REPORT  
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-61 - HARRISON PARK ADDITION  
OWNER/APPLICANT: Harrison Park Associates, c/o Wadley Homes, Inc.  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: On the east side of Webb Road at Lincoln.  
SITE SIZE: 48.6± Acres  
NUMBER OF LOTS:  
Residential: 203  
Office:  
Commercial:  
Industrial:  
Total: 203  
MINIMUM LOT AREA: 6,600 Sq. Ft.  
CURRENT ZONING: "AA"  
PROPOSED ZONING: "AA", "BB" and "LC"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents a plat for a portion of an overall sketch plat reviewed by staff on July 22, 1987. That portion of the overall sketch, that is not now proposed for platting, is labeled as an "exception".

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the interior streets, including a temporary cul-de-sac for Fox Run Street.
- F. Approve the sidewalk plan as proposed and recommend that the City Council waive that section of the Sidewalk Ordinance that requires sidewalks on both sides of collector streets. The sidewalk plan proposed a sidewalk system that will be more meaningful to future residents of this subdivision and takes into account the fact that sidewalks do not exist on both sides of Todd Street to the south.
- G. In accordance with the sidewalk plan for this property, the applicant shall provide for sidewalks in the following street paving petitions:
  - 1. South side of Bayley, from Webb Road to Todd.
  - 2. East side of Goebel, from Bayley to Lincoln.
  - 3. South side of Lincoln, from Goebel to Todd.
  - 4. North side of Lincoln, adjacent to Lots 8 and 9, Block 5 and Lots 1, 2 and 3, Block 7.
  - 5. West side of Todd, from Lincoln to the south line of the plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat tracing, another name shall be selected for Bayley Court, adjacent to Block 3. The "circle" suffix shall be used on the new name. This street name change is needed in order to assure sufficient address numbers.
- J. The applicant shall obtain, by separate instrument, an off-site temporary street dedication for the proper termination of Fox Run. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Fox Run. If the platting chooses, a temporary cul-de-sac may be dedicated within the perimeter of this plat provided appropriate language is referenced in the platting's text and the temporary cul-de-sac is indicated on the face of the plat.

## HARRISON PARK ADDITION

Page 3

- K. 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.
- L. 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.
- M. The final plat tracing shall indicate the recording information for the 20-foot Beech Gas Line easement on this property.
- N. Any relocation, lowering or encasement of the gas line, made necessary by this development, will not be at the expense of the City.
- O. The applicant shall submit a copy of the instrument which establishes the 20-foot Beech Gas Line easement on this property.
- P. Since the reserves are being platted for dedication to the Board of Park Commissioners, the subdivision need not create a homeowner's association for their ownership and maintenance. The applicant shall obtain a letter from the Park Board or the Director of Parks stating their agreement to accept the dedication of the reserves.
- 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 mail box locations can be determined.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

OCTOBER 8, 1987

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 87-86 - COUNTRY WALK

OWNER/APPLICANT: Ritchie Associates

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: West of Webb Road and south of 13th Street North.

SITE SIZE: 91.8± Acres

NUMBER OF LOTS:

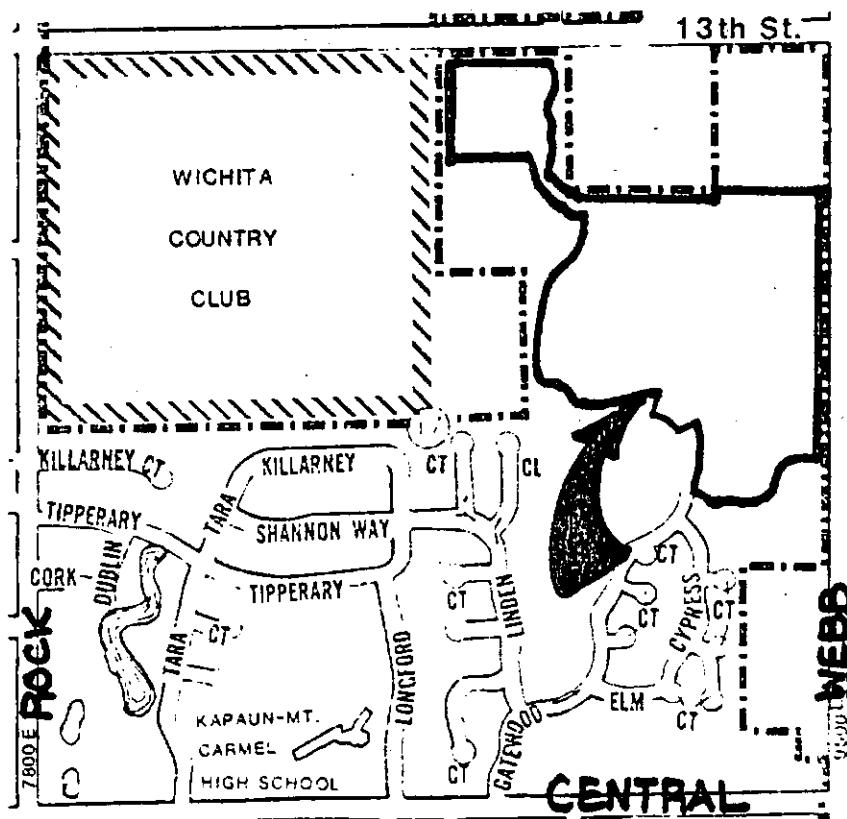
Residential:	182
Office:	
Commercial:	
Industrial:	
Total:	182

MINIMUM LOT AREA: 6,270 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-166)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Lakepoint Community Unit Plan (DP-166). The lots in Block 1 are being platted for development of zero lot line homes. The remaining lots in the plat are being platted for traditional single-family homes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- G. When the applicant began platting the "Overall Lakepoint Subdivision", a sidewalk plan for the overall development was approved. Basically, this plan depicted a continuous sidewalk on the westerly side of Gatewood (collector street) from Central to 13th Street North. This sidewalk has been guaranteed by including it in past paving petitions for Gatewood Street.  
  
The only remaining segment of sidewalk needed to complete the sidewalk plan for Lakepoint, is between Gatewood and Webb Road. With this requirement in mind, the paving petition for Country Walk shall provide for a sidewalk on the north side of the street.
- H. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Section 7-201(R) of the Subdivision Regulations states cul-de-sac streets will not exceed a maximum of 600 feet in length. Cross Creek Circle, as proposed, measures approximately 1700 linear feet. The cul-de-sac provides access to Gatewood Street (collector) for 39 lots.

Approval of this plat should be subject to Cross Creek Street either looping west to Cypress or extending north to Country Walk. This redesign will allow two avenues of access to the lots depending on the street. The redesigned street shall be depicted on any final plat for the affected portion of the overall preliminary plat.

- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- N. 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 planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- O. 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 or 32-foot street rights-of-way. 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.
- P. 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.
- Q. The applicant shall submit a copy of the instrument which establishes the Northwest Central 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.
- R. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- S. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- T. On the final plat, the platting of dead-end stub street shall be avoided in Block 1. As has been required on past plats, the stub access way which serves Lots 22, 23 and 24 and Lots 6, 7, 8 and 9 shall be platted as reserves for private drive purposes. The plattor's text shall specify which lots are to be accessed to a public street by way of the private drive reserve. The reserve may also need to be platted for public utilities and drainage purposes.

- U. Regarding the reserves being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefitting from the reserves.
- V. On the final plat, the "15-foot street, drainage and utility easement" shall be platted through the private drive reserves.
- W. On the final plat tracing, the platator's text shall be amended to reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction."
- X. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all lots shall not exceed  $2\frac{1}{2}$  times the width thereof." Many of the lots on the east side of Cross Creek Circle exceed the design standard. A waiver is recommended due to the fact that many of the subject lots are awkwardly encumbered by a sanitary sewer easement and pipeline easement.
- Y. The final plat shall label the centerline of the utility easements.
- Z. 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.
- AA. Prior to, or at the time of submitting a final plat, the applicant shall submit pavement geometric plans for Gatewood Street around Reserve S and for the intersections of Gatewood and Cross Creek and Gatewood and Bradford.
- BB. The platator's text on the final plat shall make appropriate reference to the platting of the 5-foot maintenance access easement required by zero lot line development. If the planned units require this easement for a roof overhang, the text shall also reference this as a purpose of the easement.
- CC. In order to provide for the side yard setbacks made necessary by the proposed zero lot line development, the final plat shall specify, on the face of the plat as well as in the platator's text, that "side yard setbacks are per the requirements of the Lakepoint Community Unit Plan (DP-166) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- DD. 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.
- EE. 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.

- FF. 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.
- GG. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- HH. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

CITY LAND INVENTORY CASE

PART OF LOTS 372 THROUGH 381 INCLUSIVE,  
"SUPPLEMENTAL PLAT OF ROSENTHAL'S 5TH ADDITION,  
CITY OF WICHITA, KANSAS.

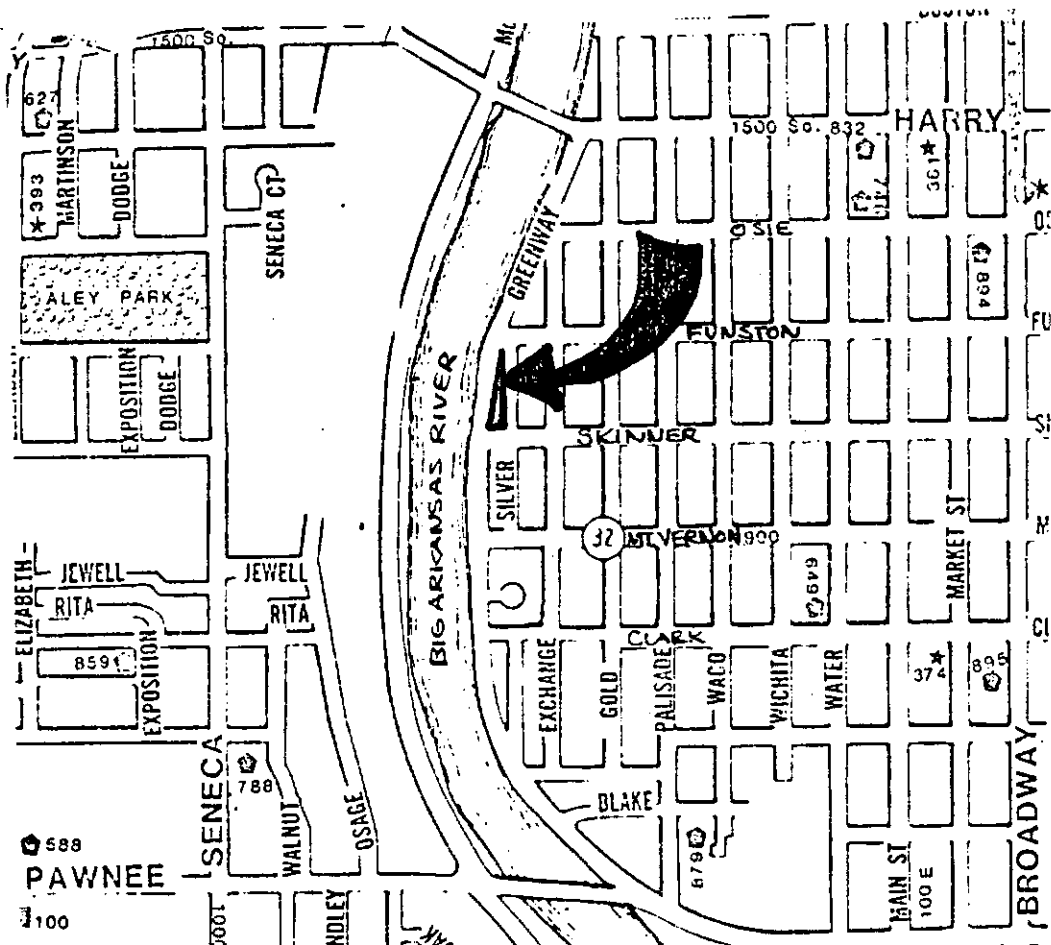
OWNER: City of Wichita

LEGAL: Part of Lots 372 through 381 inclusive, "Supplemental Plat of Rosenthal's 5th Addition, City of Wichita, Kansas.

GENERAL LOCATION: North of Mt. Vernon and east of Greenway (Arkansas River).

ZONING: "A" (Duplex)

VICINITY MAP:



STAFF COMMENTS:

- A. The Land Management Division of the City Engineer's Office has advised that the property owner to the south of this tract has approached the City about buying this property.
- B. This site is served by municipal water, but sanitary sewer is not directly adjacent to the lots.
- C. Building setback requirements of the zoning ordinance significantly limits the area available for actual development. Reduction of building setbacks may be accomplished by a replat or by gaining approval for BZA variances.
- D. The representatives from the utility companies and City Engineering should be prepared to state if additional easements are needed, prior to sales of the property.

CITY LAND INVENTORY CASE

PART OF LOTS 137 AND 139, ON IDA AVENUE, HUNTER'S 2ND ADDITION, SEDGWICK COUNTY, KANSAS.

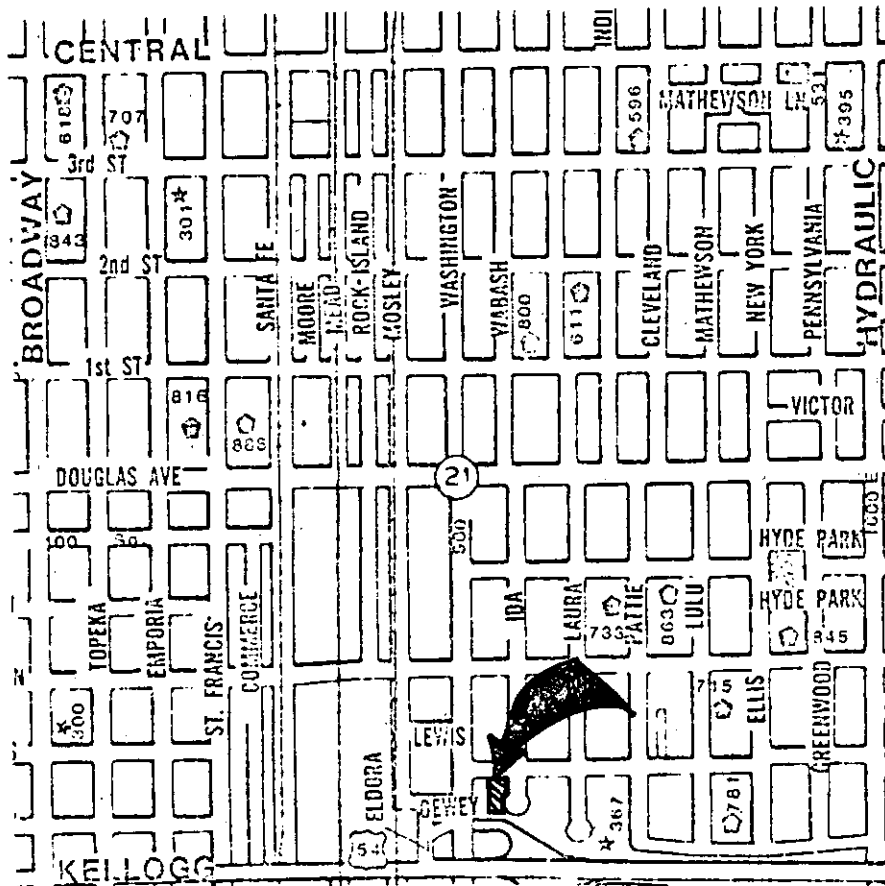
OWNER: City of Wichita

LEGAL: Part of Lots 137 and 139, on Ida Avenue, Hunter's 2nd Addition, Sedgwick County, Kansas.

GENERAL LOCATION: In an area north of Kellogg and east of Washington.

ZONING: "E" (Light Industrial)

VICINITY MAP:



STAFF COMMENTS:

- A. The Land Management Division of the City Engineer's Office has advised that the property owner to the north of this property has expressed an interest in acquiring this site.
- B. Sanitary sewer and water is available to this site.
- C. Replatting is not necessary prior to the sale of this property.
- D. The representatives from the utility companies and City Engineering should be prepared to indicate if additional easements are needed prior to the sale of this property.
- E. The representative from City Engineering should be prepared to state if adequate right-of-way is being retained for Ida Circle.