

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

October 20, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-52 - TURTLE RUN ADDITION

OWNER/APPLICANT: Devoe Treadwell, 10101 East 47th Street South,
Wichita, Ks 67037

SURVEYOR/ENGINEER: Poe and Associates, 434 N. Oliver, Wichita, KS
67208

LOCATION: Southwest corner of Pawnee and Webb

SITE SIZE: 7.64 Acres

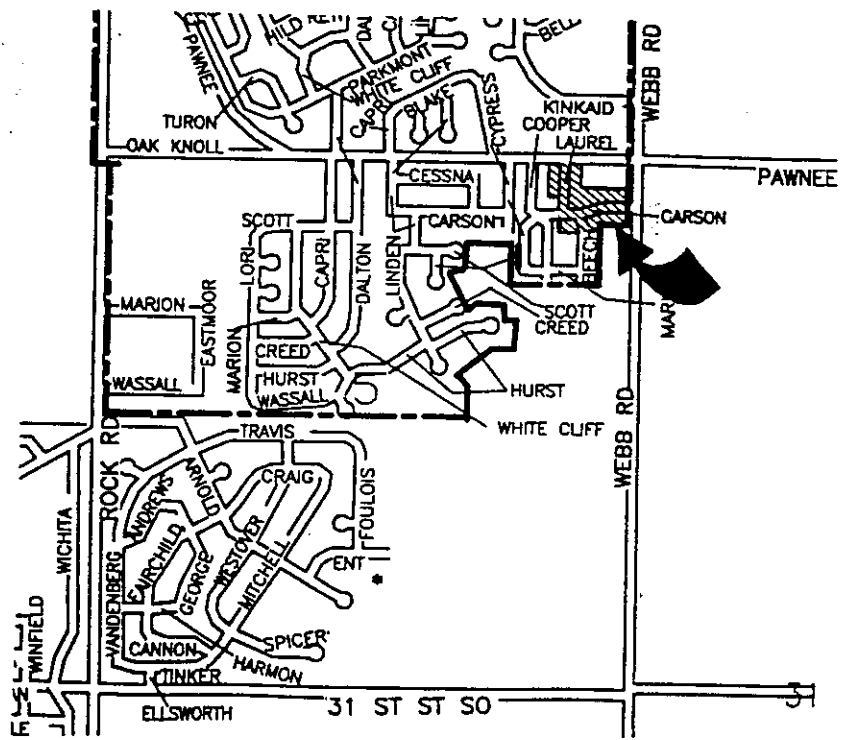
NUMBER OF LOTS

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	35

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



Note: Although this plat exceeds the criteria for a final form only plat, as a replat of a portion of an existing Addition it has been accepted in final form since the only changes involve a re-configuration of lots. This area was originally platted as a part of a cluster development, Cottage Gardens, which allowed for reduced lot sizes and frontages providing that permanent open space areas were created which offset the reductions in lot size requirements. This plat while maintaining the same street system of the original plat, is proposing conventional size lots (60 feet of frontage and 6,000 sq. ft. at the minimum).

STAFF COMMENTS:

- A. As determined appropriate by City Engineering, the applicant shall resubmit petitions, provide square footage information and/or enact any necessary agreements for the provision of public improvements. These improvements include the provision of municipal water, sanitary sewer, drainage/storm sewer and paving (including sidewalk along Carson). Engineering needs to also indicate any other requirements concerning the guarantees for this site, such as if any projects are to be abandoned and if there are any related costs.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. When this area was originally platted as the Cottage Gardens Addition, as a cluster development, permanent open space was platted for the benefit of and to be owned by all property owners of that Addition. This replat does not alter these original conditions. The applicant shall therefore submit a covenant for this Addition which establishes the ownership and maintenance responsibilities for the Reserve on this plat but also reiterates that this Addition will continue to have access to and responsibilities for maintaining the Reserves as originally created for the Cottage Gardens Addition.
- D. Because of the reduced frontages for the Cottage Gardens Addition, a waiver of the off-street parking requirement for lots adjacent to narrow streets (58-foot right-of-way), from four spaces per lot to three, was allowed. Since this plat is now proposing conventional lot frontages and sizes, a new covenant shall be submitted requiring the provision of four off-street parking spaces for the lots in this Addition.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. On the final plat tracing, the segment of street between Blocks 3

and 4 shall be labeled with the existing street name, Beech.

- G. On the final plat tracing dashed lines shall be used to indicate the termination of Beech at the south line and Carson at the west line of this plat.
- H. The final plat tracing shall label the center lines (CL) of both Webb and Pawnee.
- I. Since this plat is vacating previously platted easements, setbacks, etc. the surveyor's text shall make proper reference to K.S.A. 12-512 (b).
- J. On the final plat, the MAPC signature block shall be amended to indicate L. O. Breckenridge Jr. as Chairman.
- 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 structures constructed on subject property.
- 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. 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. 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.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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