

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

December 23, 1993

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 93-74 PIKE'S COBBLESTONE ADDITION

OWNER/APPLICANT: Scott and/or Jodee Pike, 7824 E. 30th Street North,
Wichita, KS 67226

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

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301
Wentworth Ct., Wichita, KS 67230

LOCATION: North of 13th Street North and west of 127th Street
East

SITE SIZE: 1.03 Acres

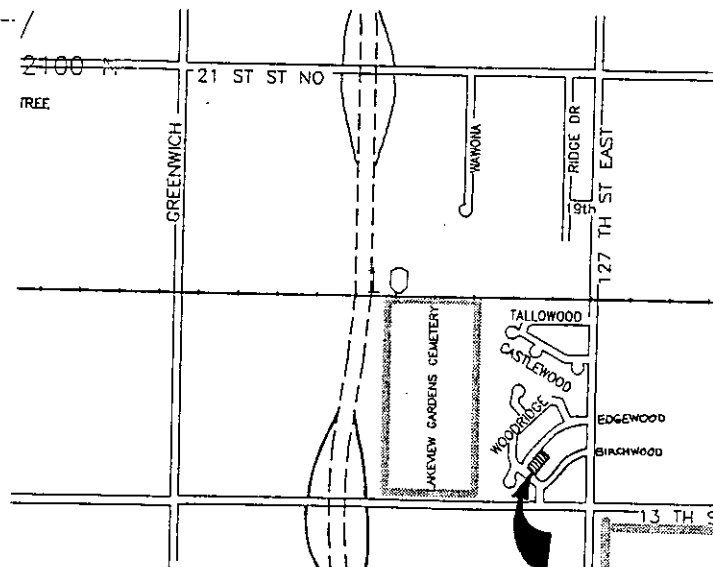
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 10,950 Square Feet

CURRENT ZONING: "AA" (County) with CU 267

VICINITY MAP:



NOTE: This Plat involves the replat of a portion of a large lot once intended, under conditional use CU-267, for development of detached, but clustered single-family dwellings. Much of this area, once planned for clustered single-family development, has been replatted as this plat is for conventional single-family development. That is, these lots are now being planned for individual, not multiple single-family units.

STAFF COMMENTS:

- A. The applicant is advised that under the conditions of Conditional Use, CU-267, this plat is interpreted to constitute the required site plan and as such is proposed to develop one detached, single-family structure on each individual lot rather than clustered, detached single-family structures on any one lot or lots.
- B. While necessary public facilities appear to be in place or available to this site, it is not clear if all of the proposed lots have access to sanitary sewer. County Engineering needs to indicate if this site needs to provide guarantees to extend sanitary sewer or any other improvements they may still need to provide.
- C. This site will apparently be using a Wichita water line and while an Outside-the-City water agreement was obtained for the original Cobblestone Addition, the Water Department representative needs to indicate if a new agreement is needed for this replat.
- D. As indicated on the sketch plat and noted in the platting binder, an ingress/egress easement apparently encumbers Lots 1 and 2. Since this easement is not likely a public reservation but was probably created to serve the proposed cluster development, it cannot be vacated by this replat. This should therefore be a private matter requiring whoever is benefitting from this easement to provide for recording, a release of the easement. The applicant will therefore need to either provide or obtain such a release or the final plat tracing will need to show this easement. If this easement is not released, it appears Lot 2 cannot, as platted, be considered a buildable site and this plat would need to be redesigned.
- E. The representative from KG&E should be prepared to discuss the situation involving a KG&E easement crossing Lot 3 (shown on Film 709, page 234).

That is, can/will this easement be released and are there any requirements for the relocation of any utilities. If utilities are to be relocated, a letter shall be provided from KG&E indicating that satisfactory arrangements have been made. If the easement is released, a letter shall also be submitted, noting that KG&E has or will record a release of this easement. If this easement is not released, the final plat tracing shall indicate this easement and again, it would appear that the plat should be redesigned since Lot 3 would not for practical purposes be a buildable site.

- F. As noted in the platting binder, significant property taxes are due on this site from as far back as 1989. Before this plat will be released for County Commission review, the applicant shall provide proof that all applicable property taxes have been paid.
- 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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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