

S/D No. 82-35 Name Pine Cove
Date Application Rec'd. 6-16-82 Preliminary Approval
Scheduled S/D Meeting July 8, 1982

DESCRIPTION

General Location On west side of Hoover Road in an area
between Elm Street and Murdock.

Owner Larry Schneider
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th St. North Zip Code 67226 Phone 683-5567

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| 1. Gross Acreage of Plat <u>1.8</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>32'</u> R/W <u>1310</u> ft. |
| Residential <u>14</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>14</u> | TOTAL <u>1310</u> ft. |
| 3. Minimum Lot Frontage <u>20</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>3450</u> sq. ft. | streets <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA w/BZA approval (BZA 18-82)</u> | |
| 9. Is public water available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> | |
| 12. City of Wichita <input checked="" type="checkbox"/> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> | |

STAFF COMMENTS:

Note: The following variances have been granted for this property. Minimum lot area from 6,000 to 3,450 square feet; one side yard from 6 to 0 feet; front yard from 25 to 20 feet; rear yard from 20 to 10 feet. All are subject to platting the property; maintaining not less than a 12-foot side yard for any structure adjacent to a zero-foot side yard; and providing 4 off-street parking spaces per dwelling unit.

- A. Since Hoover at this location is classified as a collector, three feet of right-of-way shall be dedicated in order to provide for the 33-foot half-street collector width.
- B. The street name Queen's Lake shall be changed to Bekemeyer on the final plat. The original Queens Lake Street just east of Ridge Road is no longer a dedicated street although it still appears on some City maps.
- C. The following wording shall appear in the plattor's text on the final plat:

No retaining wall, fence, earth berm, or mass planting shall be placed or permitted within the 15-foot street, drainage and utility easements adjacent to Pine/Bekemeyer, nor shall any other planting be permitted therein which would materially interfere with the flow of storm water run-off through said easements. Any plantings proposed within these easements shall be reviewed by the City Forestry Division prior to installation. Any change of grade within said street, drainage and utility easements is prohibited after Pine/Bekemeyer is paved.
- D. Since the lot areas and setbacks have already been waived by the Board of Zoning Appeals, it is recommended that the Subdivision Committee waive the 60-foot minimum lot width requirement of the Subdivision Regulations.
- E. The "project sign easement" in Block 1 shall not be shown on the final plat. Only such signs as are allowed in the "AA" zoning district shall be permitted.

- F. The City Engineer's office shall be prepared to comment on the applicant's drainage concept and state what drainage improvements need to be guaranteed with this plat.
- G. The applicant shall attempt to obtain a valid petition for paving Hoover from Elm to Murdock.
- H. The applicant shall guarantee the extension of City water to serve each lot.
- I. The applicant shall guarantee the extension of sanitary sewer to serve each lot. The City Engineer's representative shall be prepared to state whether a 20-foot perimeter utility easement is necessary.
- J. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structure built on subject property.
- 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.
- L. Requirements for a final plat (see pages 20-25 Part 4, Article 5 of the MAPC Subdivision Regulations).