

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 12

May 26, 1994

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 94-36 ROBBINS FARM 4TH ADDITION

OWNER/APPLICANT: Investors Group, Inc., Attn: Paul Kelsey, 11535 14th Street Circle N.,
Wichita, KS 67212

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

LOCATION: North of 55th Street South and west of Broadway

SITE SIZE: 3.0 Acres

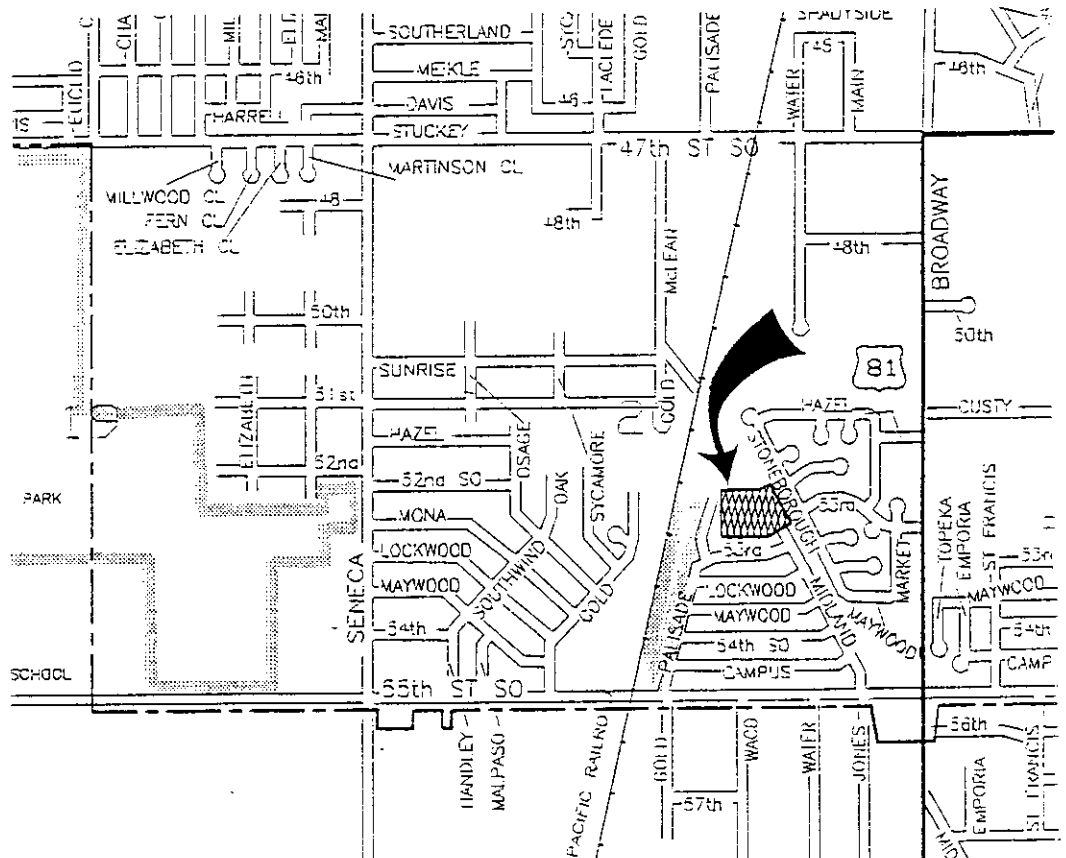
NUMBER OF LOTS

Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 7,700 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: The area of the Robbins Farms Additions is triangular shaped, being confined on the west by Railroad rights-of-way and on the east by a drainageway. To the north of this site is the narrowing portion of the triangle shaped property. Based on previous Robbins Farms plats to the south, access to this top portion of the site was intended to be provided by Midland Street along the site's east edge or adjacent to the drainageway and Palisade along the western edge. If only one of these streets is allowed to serve this yet unplatted area, a deadend cul-de-sac type street of nearly 1100 feet would result. Such a street would not only exceed the standards of the Subdivision Regulations, but is considered unacceptable both in terms of emergency access or safety and traffic levels.

STAFF COMMENTS:

- A. The final plats shall be redesigned to continue Midland Street along the site's entire east line. Lots along the Court shall accordingly be redesigned to allow for this additional street dedication of Midland.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Based on the previous Robbins Farms plats to the south of this site, the drainage area along the east side of this Addition should be shown as an exception, under City ownership. This area was condemned by the City and needs to be appropriately indicated as such by this plat.
- H. 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.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.
- 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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

August 4, 1994

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/26/94)

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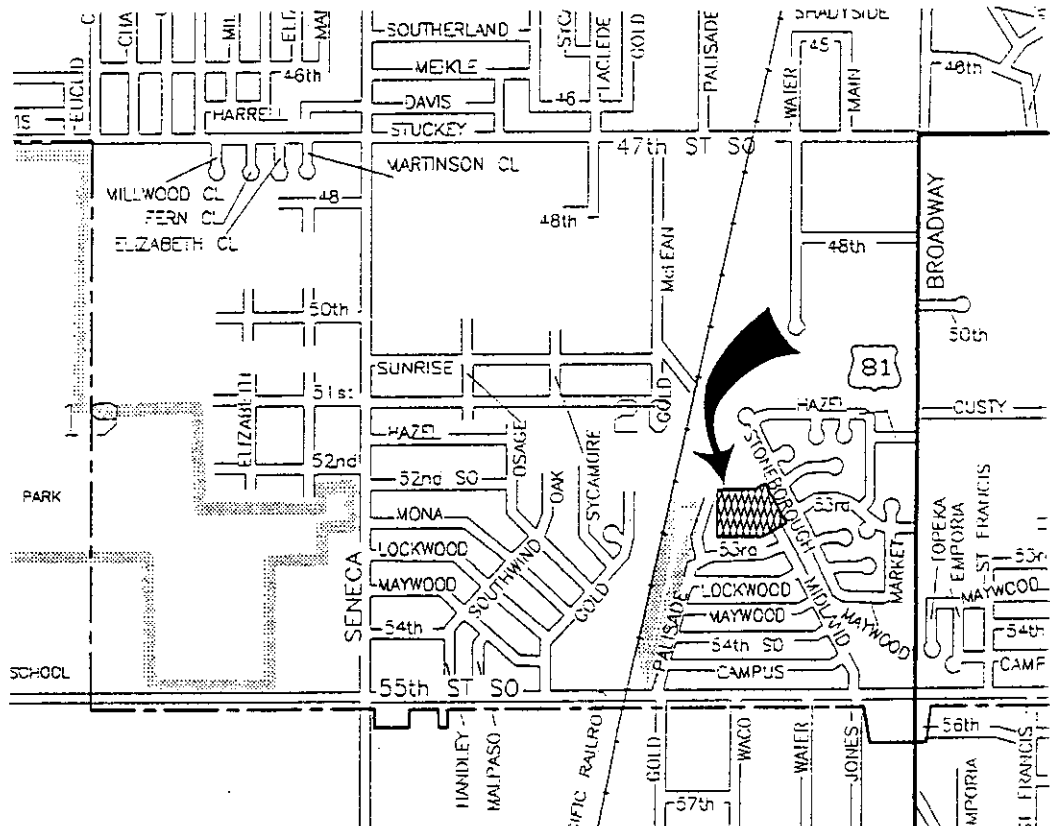
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STAFF COMMENTS:

- 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 any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this plat will result in Midland (street) being terminated by a cul-de-sac, the street name on the final plat tracing should be indicated as Midland Circle rather than as a Court. Also this street's terminus at the south line of this Addition should be shown with a dashed line rather than a solid line. Also, the utility easement need not be shown as crossing this street.
- G. 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.
- 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. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the minimum opening pad elevations are acceptable.
- N. Both City Engineering and the utilities need to indicate if additional easements, either on-site or off-site are needed along the plat's north line.