

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

**July 10, 1997**

**STAFF REPORT**  
**(One -Step Preliminary-Final Plat)**

**CASE NUMBER:** S/D 97-45 Smithmoor 6th Addition

**OWNER/APPLICANT:** Ron Smith, P.O. Box 780595, Wichita, KS 67278

**SURVEYOR/ENGINEER:** Municipal Engineers, P.A., 254 Laura, Suite 201,  
Wichita, KS 67211

**LOCATION:** South of Harry and West of Greenwich

**SITE SIZE:** 1.3 Acres

**NUMBER OF LOTS**

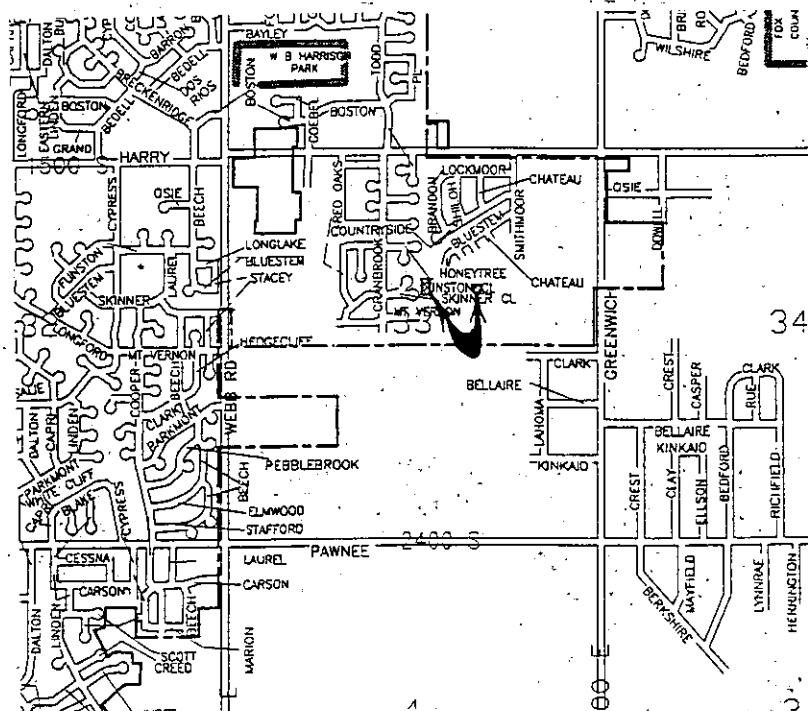
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

**MINIMUM LOT AREA:** 6,000 sq. Ft.

**CURRENT ZONING:** "SF-6"

**PROPOSED ZONING:**

**VICINITY MAP:**



S/D 97-45 -- One-Step Preliminary Final Plat of SMITHMOORE 6TH ADDITION  
July 10, 1997 - Page 2

Note: This is a replat of lots 1 through 6, Block 1 and lots 1 and 2, Block 4, Smithmoor 5th Addition. Smithmoor 5th Addition was approved in July, 1996 by the MAPC.

STAFF COMMENTS:

- A. The applicant needs to guarantee extension of City Water to serve the lots being replatted. Engineering may want to comment on the need, if any, to respread assessments.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be with the County for use of the 4-Mile Creek System. County Public Works may want to comment on the need, if any, to respread assessments.
- C. There is no indication of a water line along lots 1 through 3, Block A, Smithmoor Sixth Addition. The applicant needs to verify that a water line exists along these lots.
- D. The representative from the **City Engineer's Office** should be prepared to comment on the status of the applicant's drainage plan.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- G. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- 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. (i.e. Lot 1, Block A) 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Both City and County Certificates shall be provided as appropriate.

S/D 97-45 -- One-Step Preliminary Final Plat of SMITHMOORE 6TH ADDITION  
July 10, 1997 - Page 3

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. The platting binder from Smithmoor 5th Addition is outdated and must be updated.
- 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. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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 316-729-0102) prior to development of the plat so that the type of deliver, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. Box 317, Valley Center KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. On the final plat tracing the Chairperson of the MAPC should read John C. Frye not Susan Osborne-Howes.
- R. On the final plat tracing the County Clerk should read James Alford.

S/D 97-45 -- One-Step Preliminary Final Plat of SMITHMOORE 6TH ADDITION  
July 10, 1997 - Page 4

- S. On the final plat tracing the Register of Deeds should read Larry Consolver.
- T. On the final plat tracing the Deputy should read Michael Hurtt.