

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

August 24, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-58 MEADOW OAKS 3RD ADDITION

OWNER/APPLICANT: 3-AH Inc., P. O. Box 9007, Wichita, KS 67212

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street, Wichita, KS 67226

LOCATION: South of 29th Street North and west of Woodlawn

SITE SIZE: 3.4 Acres

NUMBER OF LOTS

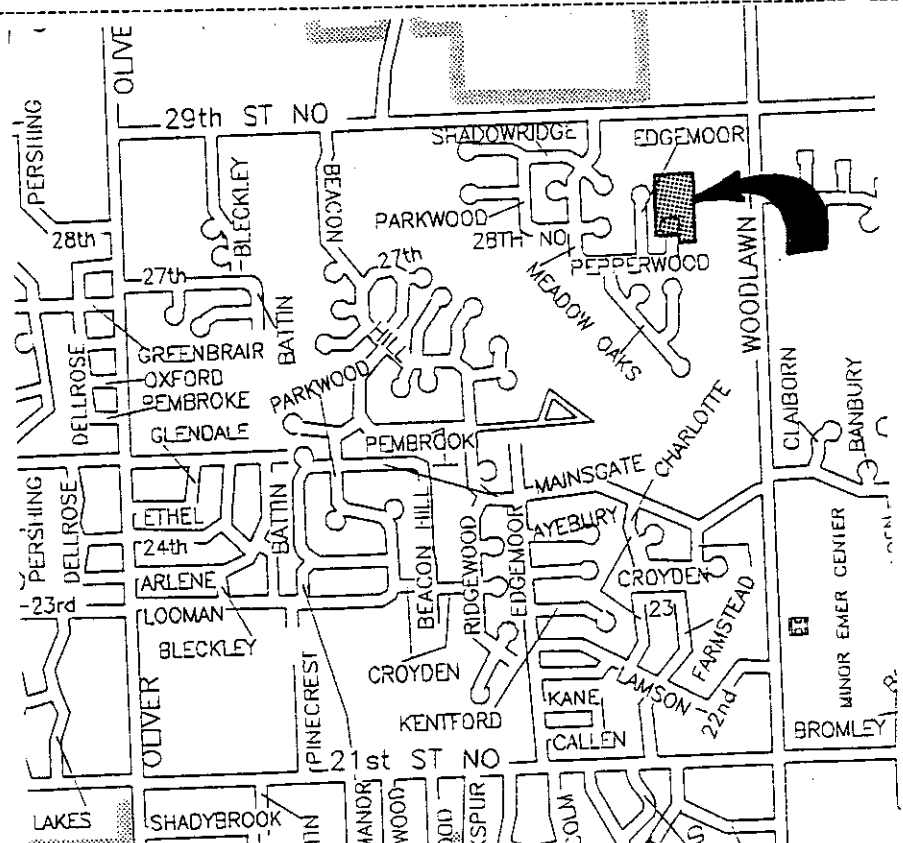
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	<u>11</u>

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "AA" (DP-147)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves basically a replat of a larger lot originally platted for a church in the Meadow Oaks (1st) Addition. This plat is replatting and extending Pepperwood Circle so as to create additional single-family, residential lots. This site is subject to Community Unit Plan, DP-147.

STAFF COMMENTS:

- A. The applicant is advised that the portion of lot (Lot 1, Block 1, Meadow Oaks Addition) not being included in this replat will not be eligible for a building permit without being replatted itself. That is, since that original lot is being resubdivided (southern portion) into several building sites, the remaining portion of the lot cannot be built upon until it is replatted nor can a lot split be approved under these conditions.
- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. **City Engineering** needs to indicate if there are any projects or associated costs needing to be recovered due to the abandonment of projects as a result of this replat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. On the final plat, the southern line of this site as it crosses Pepperwood Cir. shall be shown as a dashed line since solid lines of this type would only be used in cases indicating a private street.
- J. Since this is a replat, proper reference to KSA 12-512(b) as amended, shall be noted in the surveyor's text as to the vacation of street right-of-way, easements, setbacks, etc.
- 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'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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

October 5, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/24/95)

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LOCATION: South of 29th Street North and west of Woodlawn

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NUMBER OF LOTS

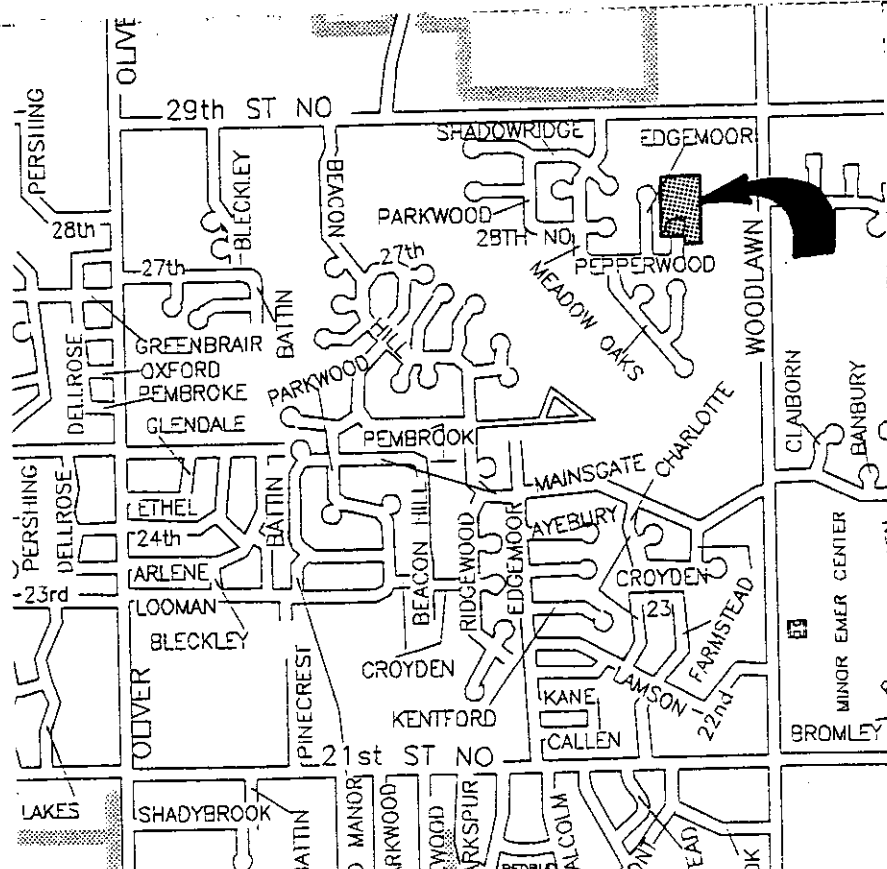
Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "AA" (DP-147)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves basically a replat of a larger lot originally platted for a church in the Meadow Oaks (1st) Addition. This plat is replatting and extending Pepperwood Circle so as to create additional single-family, residential lots. This site is subject to Community Unit Plan, DP-147. This final plat is now indicating one additional lot beyond what was shown on the preliminary.

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 any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Since this is a replat, proper reference to KSA 12-512(b) as amended, shall be noted in the surveyor's text as to the vacation of street right-of-way, easements, setbacks, etc.
- H. On the final plat tracing, the utility easement along Lots 4 and 5's common lot line shall be clearly labeled as a 10-foot utility easement.
- I. That portion of the 20-foot easement along the north line of this plat, but off-site cannot be granted by this plat. A dedication by separate instrument shall be provided for recording with this plat. The final plat tracing shall note that the 10-foot, off-site portion of this easement has been "granted by separate instrument".
- J. On the final plat tracing, since no Reserve is being plated for this Addition, the reference to a reserve shall be deleted from the platting's text.
- K. On the final plat tracing, signature blocks shall be corrected to indicate John W. McKay, Jr. as the MAPC Chairman and Susan E. Crockett-Spoon as the County Clerk.
- 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. (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.)

- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. 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 indicated minimum "low opening elevation" noted in the plat's text is required and if so, if the elevation shown is adequate. If required, this elevation shall also be shown in MSL and a note placed under the north arrow indicating that the Addition is subject to minimum building elevation(s).
- R. **The applicant** or **the agent** need to indicate why an additional lot was added at the southwest corner of this plat. That is, not just a result of a reconfiguration of the preliminary plat's lot lines but is apparently the inclusion of an area not originally within the preliminary plat's perimeter.