

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13
May 27, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-28 - THE MOORINGS 8TH ADDITION

OWNER/APPLICANT: C. Bill Bachman, 1901 West 13th Street,
Wichita, KS 67203

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., 434 N.
Oliver, Wichita, KS 67208

LOCATION: South of 45th Street North and west of
Meridian

SITE SIZE: 22.0

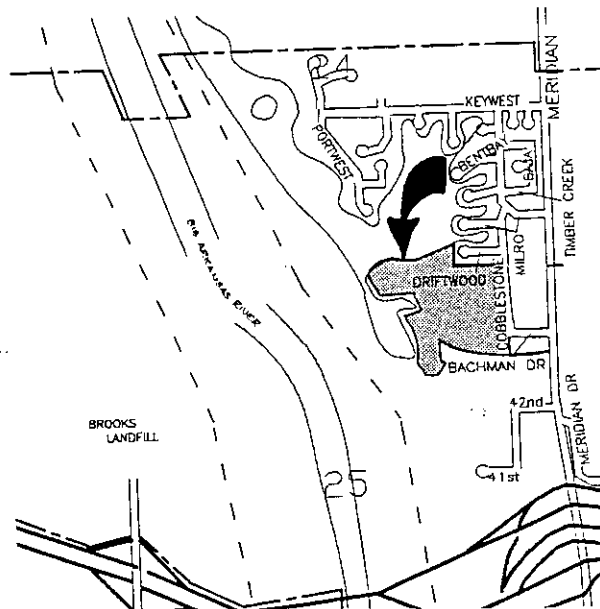
NUMBER OF LOTS

Residential:	66
Office:	
Commercial:	
Industrial:	
Total:	66

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" (DP-78)

VICINITY MAP:



NOTE: Most of this site is within the Moorings Community Unit Plan, DP-78. A strip of land starting at Cobblestone and Reserve D and extending westward is, however, not included in the CUP. The area north of this strip of land or the area involving all or parts of lots 1 through 7, Block 1 is within Parcel 2 & 3 of the CUP. On the CUP, though, this area is indicated as being used for "open space". South of this strip of property, Blocks 2 and 3 of the plat are included within parcels 13 and 14 of the CUP. One-family development is among the uses allowed.

STAFF COMMENTS:

- A. The Subdivision Regulations (7-204-Q) specifically indicate that the platting of pipelines and pipeline easements within the perimeter of residential lots is to be discouraged. As indicated by this plat much of Lots 1 through 7, Block 1 are being encumbered by a pipeline easement. Further, this pipeline, involves a 16-inch, high-pressure line, the safety of which is obviously a concern.

Further, the area involved in this pipeline, or most of the north portions of Lots 1 through 7, Block 1 are shown as being for open space by the Moorings CUP, DP-78. Prior to submitting a final plat, the applicant will therefore need to obtain an amendment or an adjustment to the CUP as determined appropriate, to allow this open space area to be platted for residential uses.

Unless such an amendment or adjustment is obtained, any final plat shall indicate this area as a Reserve for open space.

- B. Any final plat shall also plat this site's entire ownership out to the Flood Control facility, with the lake areas and accompanying open space land areas being platted as a reserve.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets. City Engineering needs to indicate if this site has or needs to be included into any guarantees or petitions for the paving of Cobblestone.
- H. As indicated by the CUP, DP-78 at the time of platting this portion of the CUP, sidewalk is to be guaranteed either along

certain of the residential streets or within a system of Reserves. Based upon the layout of this plat, the only logical system of sidewalk is to provide sidewalk along one side of the Sunset Bay - Highland Shore-Bachman street loop. This sidewalk may be guaranteed with the street paving petitions.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. If the amendment or adjustment to the CUP allows the platting of Lots 1, 2 and 3, Block 1, regarding the reserves being platted for private drive purposes, the plattor's text on the final plat tracing shall reference, by lot and block numbers, which lots are to be provided access by the reserves.
- N. For the area along the east side of Lot 24, Block 2, it would appear that this area would be more appropriately platted as a portion of Reserve F. If not included in Reserve F, the final plat shall indicate a building setback to Cobblestone, along the west line of the indicated easement on this lot.
- O. For Lot 29, Block 3, a building setback of at least 15-feet shall also be shown to Cobblestone.
- P. For Reserve E, the final plat shall clearly indicate that the existing home to the north will have access across this Reserve and will allow any needed driveways to cross this reserve.
- Q. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is

provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- R. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement. The final plat shall indicate the recording information for the 66-foot gas line easement on this property.
- S. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- T. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. Any other form of indicating a minimum building pad elevation shall require approval of City Engineering.
- U. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text.
- V. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- W. Since Highland Shore aligns with the existing street name, Portwest, as used in other Moorings Additions, the final plat shall also use Portwest for the north-south street segment of this plat.
- X. If the applicant wishes, corner lots on the final plat may indicate a 15-foot sideyard building setback along one-side of such lots. Lots 11 and 14, of Block 2 for example may indicate a 15-foot setback along one side.
- Y. City Engineering needs to indicate if the area of drainage easement impacting Lots 27-28-29, Block 3, can be vacated by this plat and if any substitute easement is needed. Further, the applicant needs to provide proof that this is a publicly granted easement which can be replatted.
- Z. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- AA. 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.
- BB. 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.
- CC. 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.

- DD. 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.
- EE. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- FF. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.