

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 7, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-60 - COWSKIN SUBDIVISION ADDITION

OWNER/APPLICANT: Dr. Raymond Matthew, 2355 Forrestview,
Wichita, KS 67223

SURVEYOR/ENGINEER: Goedecke Engineering Co., P.O. Box 209, El
Dorado, KS 67042

LOCATION: South of 37th St. North, in an area west

SITE SIZE: 5.65 Acres

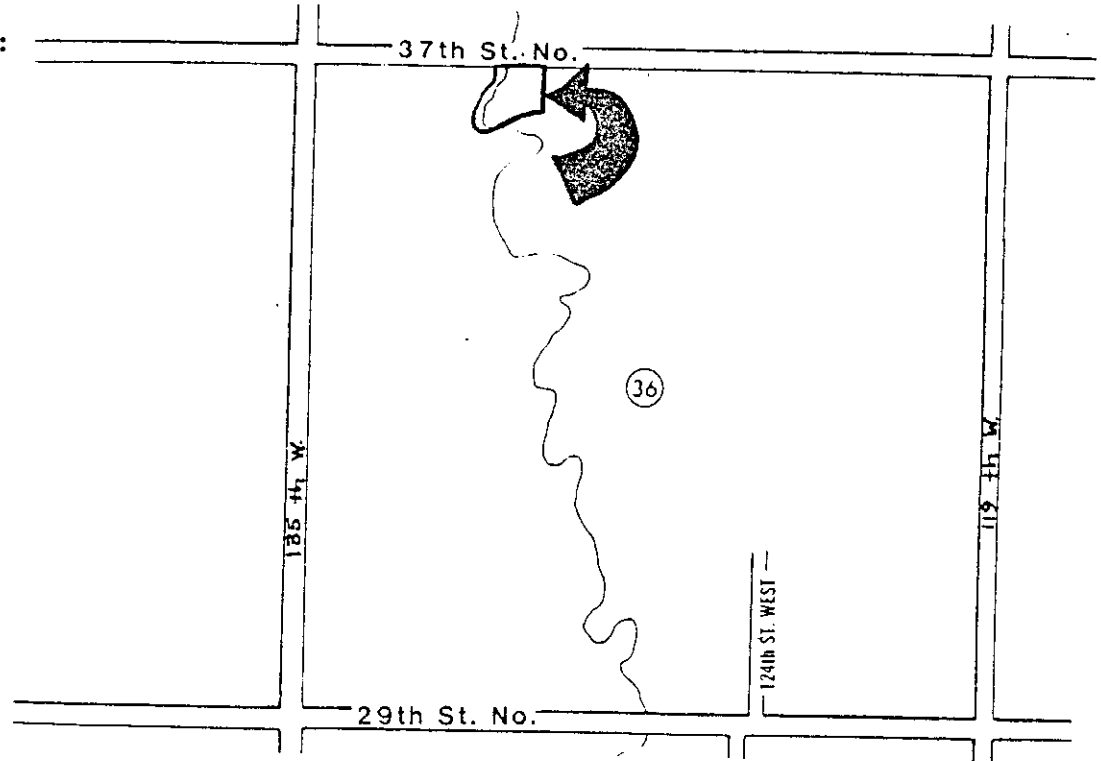
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.65 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall clearly indicate that this plat is dedicating 20 additional feet of half-street right-of-way for 37th Street North. Since existing right-of-way was acquired by separate instrument, this right-of-way shall be so indicated with appropriate recording information shown.
- E. The applicant shall indicate a final plat name other than "Cowskin." This name has already been used for a recorded plat at 135th Street West and 13th Street North.
- F. 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. The plat's text shall further note that this elevation refers to the minimum floor elevation.
- G. 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).
- H. This plat is within the 3-mile area of influence for plats near Wichita, consequently this plat must be reviewed by the Wichita City Council. The final plat tracing shall therefore provide a signature block for "Bob Knight, Mayor" and "John Moir, City Clerk."
- I. The final plat shall indicate access control to 37th Street North, except for two openings across the plat's north line, in the area east of the floodway boundary. West of the floodway boundary complete access control shall be indicated to 37th Street.
- J. The plat's text shall be amended to indicate the platting of these access controls. The access controls shall be dedicated to "the appropriate governing body" with the openings determined by "the appropriate engineer."

- K. The platator's text shall be amended to only indicate those items which are either being specifically dedicated or granted by this plat. The text should note that "The street is being dedicated to and for the use of the public." Since no alleys, public grounds, or any easements at this time are being dedicated or granted, reference to these items and uses shall be deleted from the platator's text.
- L. Since this plat involves the platting of a floodway, the platator's text shall reference the standard floodway language. Specifically, the platator's text shall state; "The Floodway Reserve shall be the responsibility of the adjacent property owner(s) until such time as the governing body exercising jurisdiction, elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structure shall be constructed on or within said floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer.
- M. The applicant shall also submit a covenant indicating that the owner(s) of Lot 1, of this addition are responsible for the ownership and maintenance of the Floodway Reserve and which also grants to the appropriate governing body, the authority to maintain the Floodway Reserve in the event the owner(s) fail to do so. This covenant shall also provide that the cost of such maintenance may be charged back to the owner(s) by a method similar to special assessments.
- N. On the final plat tracing, the names of the appropriate City and County officials shall be printed below their signature line. These individuals are as follows:
- | | |
|-----------------------|-----------------------------------|
| MAPC Chairman | this position will change 8/31/89 |
| Mayor (Wichita) | Bob Knight |
| MAPC Secretary | Marvin S. Krouť |
| City Clerk | John Moir |
| Chairman(County) | Paul W. Hancock |
| Commissioner (County) | Bernard A. Hentzen |
| Commissioner (County) | David Bayouth |
| Commissioner (County) | Billy Q. McCray |
| Commissioner (County) | Mark F. Schroeder |
| County Clerk | Don Wright |
| Register of Deeds | Pat Kettler |
| Deputy | Ed Resa |
- O. The final plat tracing shall indicate a dimension for the entire length of the north line of this plat.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- Q. Recording of the plat within 30 days after approval by the City Council.
- R. 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.
- S. 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.
- T. 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.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.