

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

October 15, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-49 TRACHTMAN 2ND ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Service,
Inc., 2145 N. Topeka, Wichita, KS 67214

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

LOCATION: North of 29th Street North and east of
Fairview

SITE SIZE: 1.59 Acres

NUMBER OF LOTS

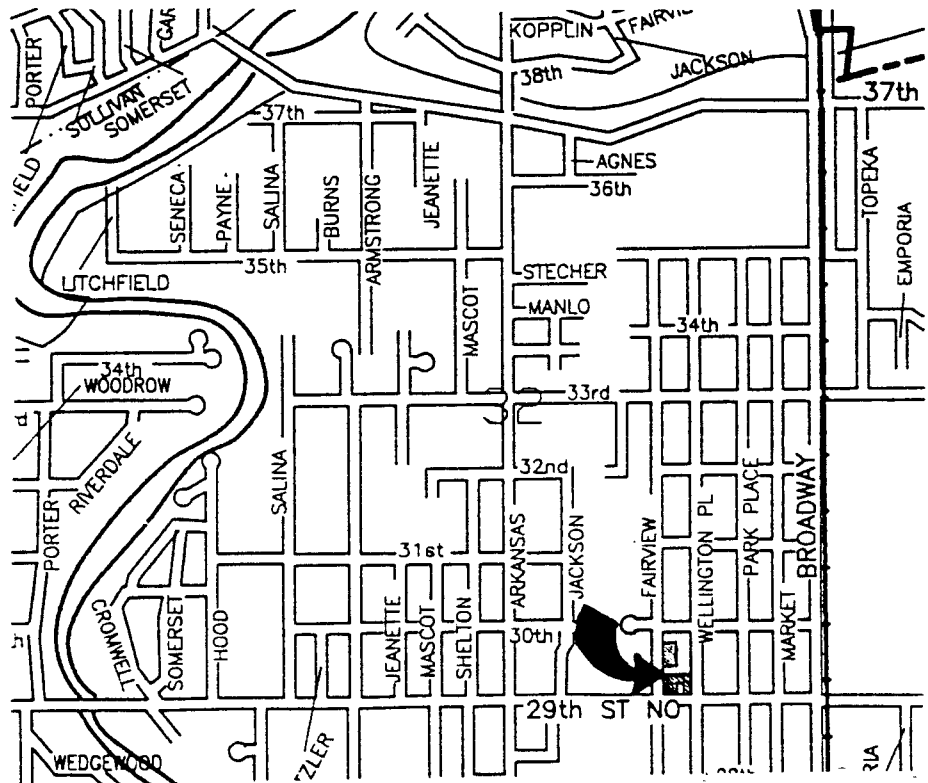
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 7,730 sq. ft.

CURRENT ZONING: "R-6" General Residence and "C" Commercial

L-113
Lat 30, Dist T, S S 20

VICINITY MAP:



NOTE: When this site was originally platted in 1982 as the Trachtman Addition, the area now indicated as Lots 1, 2 & 3 obtained "R-6", General Residence Zoning while Lots 4, 5 & 6 were zoned "C" Commercial. This site now, however, is being proposed for the location of single family housing on each platted lot. As an infill type development, this site appears to have needed improvements already in place, including adjacent streets already being paved.

STAFF COMMENTS:

- A. Since this site is intended to be for single family development, prior to this plat being scheduled for City Council review, the applicant shall request a zone change to the appropriate zoning classification. In particular, the rezoning of the lots under "C" zoning (Lots 4, 5, & 6) need to be rezoned to "AA" One Family. In terms of Lots 1, 2 & 3, it is also recommended that these properties be included in the zone change. However, if the applicant wishes, he may discuss the need for such a change with Planning Department staff to determine if retaining "R-6" zoning is appropriate.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the drive from Lot 5, to 29th Street. This lot is intended to have complete access control to 29th Street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As a residential lot, Lot 6 should have access from Wellington and not the arterial (29th Street). On the final plat tracing, this lot shall indicate complete access control to 29th Street North. The building setback to 29th Street shall be changed to 15 feet. If the house planned for this lot needs additional area, a 20-foot building setback may be shown to Wellington. Central Inspection should be contacted to determine what rear yard requirements may be involved for a lot of this configuration. If necessary, a rear yard setback may be considered for Lot 6, from the existing property to the west.

The applicant should be prepared to discuss the type of house (size, orientation, etc.) planned for Lot 6.
- F. On the final plat tracing, the Mayor's signature block should either be left without a name or if this plat is submitted after a new Mayor is appointed, the new Mayor should be indicated.
- G. On the final plat tracing, all indicated street rights-of-way should be noted as from the centerline (CL) of the adjacent

streets.

- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 16, 1993

STAFF REPORT

(Revised Final Plat, Final Plat Approved 10/15/92)

CASE NUMBER: S/D 92-49 TRACHTMAN 2ND ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Service, Inc., 2145 N. Topeka, Wichita, KS 67214

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

LOCATION: North of 29th Street North and east of Fairview

SITE SIZE: 1.59 Acres

NUMBER OF LOTS

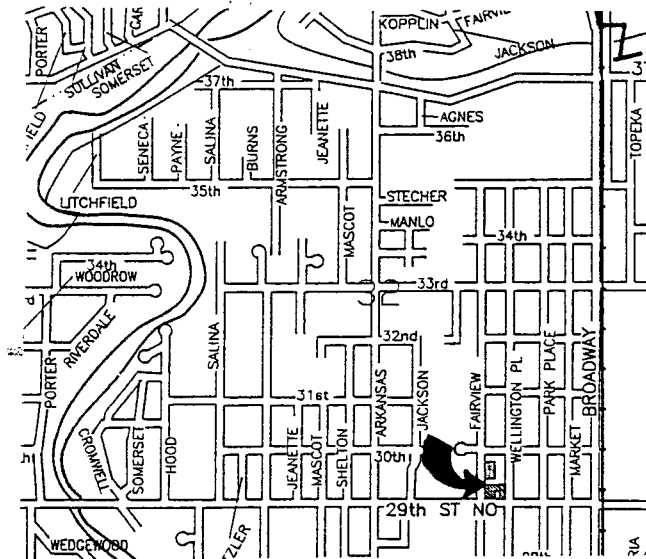
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 7,730 sq. ft.

CURRENT ZONING: "R-6" General Residence and "C" Commercial

PROPOSED ZONING: "AA" (Z-3075)

VICINITY MAP:



NOTE: This plat was originally approved by the Subdivision Committee on 10/15/92 and subsequently by the MAPC on 10/22/92. However, prior to the plat being submitted for City Council review, the owner of the residence east of Lot 5, contacted both the City and owner of this site in regard to the possibility of retaining access out to 29th Street North from what was then the west 25-foot of Lot 5. The Subdivision Committee and MAPC approved revising the final plat so as to allow access to 29th Street from the area of concern. Apparently, the neighboring property needed or desired this area for access to 29th Street from the existing home.

This piece of property (east 25' of proposed Lot 5) has now, however, been sold to the neighboring property owner so as to provide him with the access to 29th Street and additional building area for a planned garage. Consequently, this revised plat has been altered to remove the property from Lot 5's and a part of Lot 4's originally platted areas.

The following comments are exactly the same as those originally approved for the preceding Trachtman 2nd Plat. This revised plat has already incorporated certain of the changes noted in these comments. At this time, the only apparent concern is with Comment G. in which City Engineering requested a 20-foot easement along Lot 5's east property line to cover an existing sanitary sewer. This area now, however, is no longer within this plat's boundary, and the concern is whether Lot 5 can now be considered to have adequate access to sanitary sewer and consequently if any additional or changes in requirements are necessary.

STAFF COMMENTS:

- A. Since this site is intended to be for single family development, prior to this plat being scheduled for City Council review, the applicant shall request a zone change to the appropriate zoning classification. In particular, the rezoning of the lots under "C" zoning (Lots 4, 5, & 6) need to be rezoned to "AA" One Family. In terms of Lots 1, 2 & 3, it is also recommended that these properties be included in the zone change. However, if the applicant wishes, he may discuss the need for such a change with Planning Department staff to determine if retaining "R-6" zoning is appropriate. (This zone change has subsequently been approved.)
- B. The applicant shall guarantee the closure of the drive from Lot 5, to 29th Street. This lot is intended to have complete access control to 29th Street. (The applicant was in the process of closing this drive.)
- C. As requested by the applicant, the final plat tracing may revise the lot widths of Lots 1, 2, and 3.

- D. As a residential lot, Lot 6 should have access from Wellington and not the arterial (29th Street). On the final plat tracing, this lot shall indicate complete access control to 29th Street North. The building setback to 29th Street shall be changed to 15 feet. If the house planned for this lot needs additional area, a 20-foot building setback may be shown to Wellington. Central Inspection should be contacted to determine what rear yard requirements may be involved for a lot of this configuration. If necessary, a rear yard setback may be considered for Lot 6, from the existing property to the west.
- E. On the final plat tracing, the Mayor's signature block should either be left without a name or if this plat is submitted after a new Mayor is appointed, the new Mayor should be indicated.
- F. On the final plat tracing, all indicated street rights-of-way should be noted as from the centerline (CL) of the adjacent streets.
- G. As requested by City Engineering, the final plat tracing shall provide additional utility easement along the east line of Lot 5 so as to provide a full 20-foot wide easement for the sanitary sewer in this area. (Because of this revision, this comment no longer applies. However, City Engineering needs to indicate if there are any additional requirements concerning Lot 5's access to sanitary sewer and/or the provision of easements.) Also, as requested by KG&E, a 10' utility easement shall be provided along the common lot line of Lots 2 and 3.
- 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.