

NOTE: This is unplatted property located within the City. A portion of the site has been approved for a zone change (ZON 2009-18) from SF-5 Single-Family Residential to MF-18 Multi-family Residential and GO General Office. A Protective Overlay was also approved for this site addressing architectural controls, landscaping, lighting, setbacks, building height, screening, and permitted uses.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department requires a guarantee for the extension of water (transmission and distribution mains) to serve all the lots being platted.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of the proposed streets.
- E. County Surveying advises that the dimension needs checked on the east line of the NE ¼ or the label for the NE corner of the NE ¼.
- F. As the plat consists of commercial and multi-family residential lots abutting non-arterial streets, the Subdivision regulations require sidewalks along the street frontage Pierport and Harborlight.
- G. 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.
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- J. The applicant shall submit a covenant which provides for three (3) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- K. GIS has approved the plat's street names.
- L. Various lots (Lots 15, 17, 24, 25, Block 2) do not appear to conform to the 50-foot lot width standard which is measured at the building setback line. The lot sizes may need to be adjusted or an increase in the distance of the building setback from the road would possibly meet the standard. In the alternative, a modification may be granted by MAPC.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 18-20, Block 2 and Lots 34-36, Block 2 and Lots 39-44, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- N. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (50 feet). Lot 24, Block 2 does not meet this 25-foot frontage requirement.
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.