

S/D No. 83-22 Name The Moorings 3rd Addition
 Date Application Rec'd. 3-28-83 Preliminary Approval _____
 Scheduled S/D Meeting 5-12-83

DESCRIPTION

General Location 1/2 mile west of Meridian, south of Keywest

Owner MIBAC, Inc., C. Bill Bachman, President
 Surveyor/Engineer Poe and Associates of Kansas, Inc.
 Address P.O. Box 11185, Wichita, Ks Zip Code 67202 Phone 262-1497

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| <p>1. Gross Acreage of Plat <u>7.1 acres</u></p> <p>2. Number of Lots :
 Residential <u>29</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>29</u></p> <p>3. Minimum Lot Frontage <u>30 ft.</u></p> <p>4. Minimum Lot Area <u>3,600 sq. ft.</u></p> <p>5. Existing Zoning <u>AA w/C.U.P. (DP-78)</u></p> <p>6. Proposed Zoning <u>AA w/C.U.P. (DP-78)</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. <u>70</u> R/W <u>350</u> ft.</p> <p>b. <u>58</u> R/W <u>500</u> ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>850</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes x</u> no _____</p> |
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STAFF COMMENTS:

NOTE: The property is subject to the provisions of
 The Moorings Community Unit Plan (DP-78).

- A. The representative of the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the construction of all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve each proposed lot. The City Engineer's representative shall be prepared to comment on the proposed sewer layout and whether or not sewer needs to be extended to Lot 6.
- D. The applicant shall guarantee the paving of Keywest Court and the paving of Keywest including sidewalks on both sides of Keywest (collector street).
- E. The final plat shall reference Keywest as the name of the east/west street adjacent to the north line of this plat.
- F. Since the right-of-way for Keywest Court is proposed to be 58 feet, the applicant shall submit a covenant for recording which requires four off-street parking spaces per dwelling unit abutting this street.
- G. The applicant or his agent shall be prepared to discuss the configuration of the proposed lotting with the Committee and Utility Advisory Board. Approval of this plat will require a waiver of the minimum lot width requirement and the lot width/depth ratio (1 : 2 1/2) of the Subdivision Regulations. Most of the lots proposed by this replat do not meet the 6,000 square foot requirement of the "AA" zoning district.

- H. Although this property is zoned for single family purposes, the associated Community Unit Plan does provide for garden apartments and/or townhouses. The applicant is, however, advised that if the property is to be developed for garden apartments or townhouses, a site development design must be submitted to the Planning Department for approval prior to the issuance of building permits (see general provision #12 of DP-78).
- I. The applicant has advised that he desires to have only ten feet of separation between buildings on this property with a zero rear yard setback. No reduced setbacks are provided for on the Community Unit Plan and the "AA zoning district requires 12 feet of separation between buildings and a 20-foot rear yard. Reduced side yard setbacks cannot be accomplished by the plat as the lots apparently are not being platted as individual building sites. Reduction of required setbacks will need to be requested on the required site development design (see item H).
- J. The applicant has advised that he wishes a two-foot projection into the side yard setback. Section 28.04.188, "Exceptions to Area Regulations", of the zoning ordinance provides for certain types of projections (e.g., eaves, chimneys, bay windows, cantilevered floors, etc.). It is recommended that, prior to preparing a site development design, the applicant meet with Central Inspection to determine what types and amounts of projections are allowed by the zoning ordinance and the building code.
- K. The applicant shall submit a covenant providing for the ownership and continued maintenance of the Reserve. The covenant shall contain a provision which gives the City the authority to maintain the reserve and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- L. The final plat shall specify the purpose of the Reserve and who is to own and maintain it.
- M. The final plat shall specify the width of the drainage easement between Lots 10 and 11.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).