

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

March 21, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 90-68 - THE MOORINGS 6TH ADDITION

OWNER/APPLICANT: Bill Bachman, 1901 W. 13th St., Wichita, KS 67203

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., 434 North Oliver, Suite 110, Wichita, KS 67208

LOCATION: North of 42nd St. North and west of Meridian

SITE SIZE: 12.46 Acres

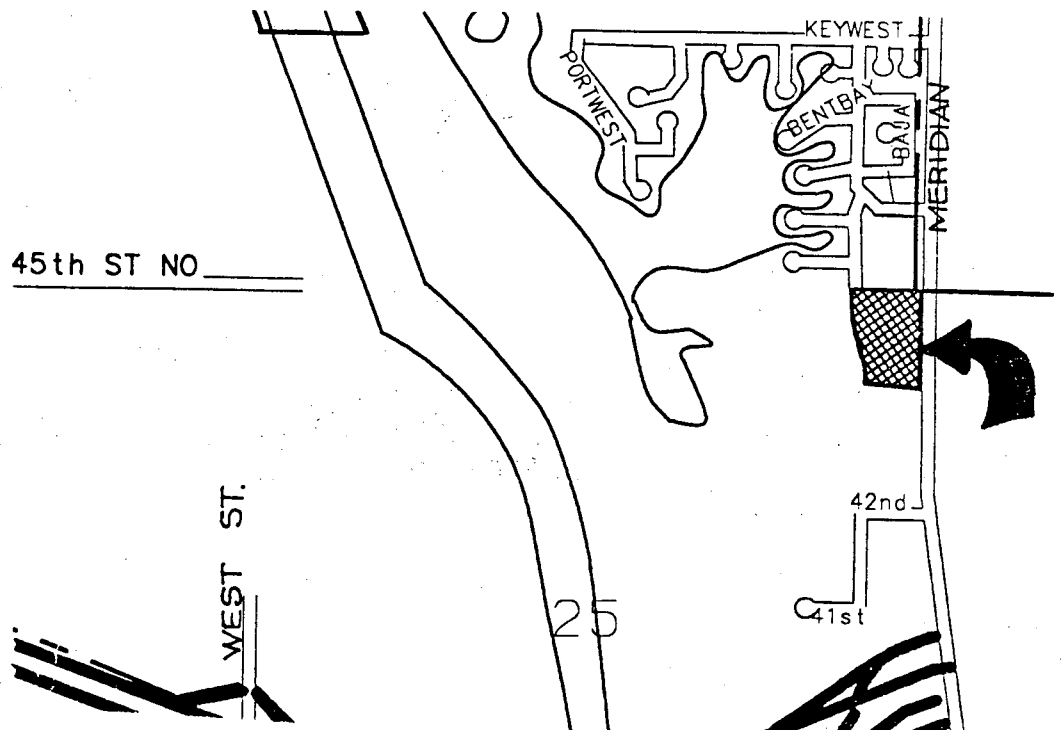
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11.79 Acres

CURRENT ZONING: "LC" Light Commercial and "AA" One Family Dwelling (DP-78)

VICINITY MAP:



NOTE: A portion of this one lot plat, approximately the south 2/3 is within The Moorings Community Unit Plan, DP-78. The northern 1/3 was not in the applicants ownership when the C.U.P. was originally prepared and therefore was not included within the C.U.P.. The portion of the site within the C.U.P. involves all of parcels 9 and 10 of the C.U.P. which was proposed for commercial type uses and a portion of parcel 11 which was proposed for one or two-family residential development. Much of this site is also presently zoned "LC" light commercial. However, the applicant is platting this site for development of a church.

The applicant has submitted a request for an adjustment to the C.U.P. to allow for changes which will now reflect the actual development being planned. As being proposed by the C.U.P. adjustment, although a portion of this site will retain "LC" zoning, the C.U.P. will restrict possible uses to those allowed under "AA" one family zoning, including a church and day care center.

STAFF COMMENTS:

- A. The applicant is advised that the required adjustment to the Mooring's C.U.P., DP-78 will need to be approved prior to this plat being submitted to the City Council. This plat will be subject to any conditions of the C.U.P. adjustment.
- B. Although City water is presently available to this site, City Engineering needs to indicate if any additional requirements need to be satisfied.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall submit a petition for the paving of Cobblestone and Bay Shore Drive adjacent to this site. As a collector street, the paving guarantee for Cobblestone shall also provide, as required by the sidewalk ordinance, for sidewalks on both sides of this street. This guarantee will be held until development of other portions of this site warrant construction of these streets.
- F. Traffic Engineering should be prepared to comment on any traffic improvements (left turn, accel/decel lanes, etc.) that should be required for this site.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. Upon the recording of this plat, Cobblestone shall become a designated residential collector street.
- I. City Engineering needs to indicate if this site requires the platting of a minimum building pad elevation or similar restriction. If such minimum pad elevation is required, it shall be referenced both on the face of the plat and within the plat's text. Further, it shall be noted if this elevation refers to the lowest floor or opening elevation. Also, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. 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.
- K. The applicant is advised that the ingress and egress easement recorded on Film 263, Page 1490 cannot be vacated by this plat if it is a non-public, i.e. private easement. A copy of this document shall be submitted to Planning with the final plat. If this easement is private, the final plat will either have to indicate this easement as is presently shown or the applicant will need to submit appropriate documentation that the easement has been released.
- L. On the final plat, the word "Complete" should be dropped from the face of the plat where "Access Control Except for Two Openings" is being indicated.
- M. On the final plat additional dimensions shall be provided to better locate the proposed water line easement indicated at the southern end of the plat. This should include dimensions from the southeast and southwest corners of the plat to the easement and additional dimensions along the easement itself.
- N. 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.
- O. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.

- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if minimum building elevations are required for this site.