

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

April 18, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/21/91)

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

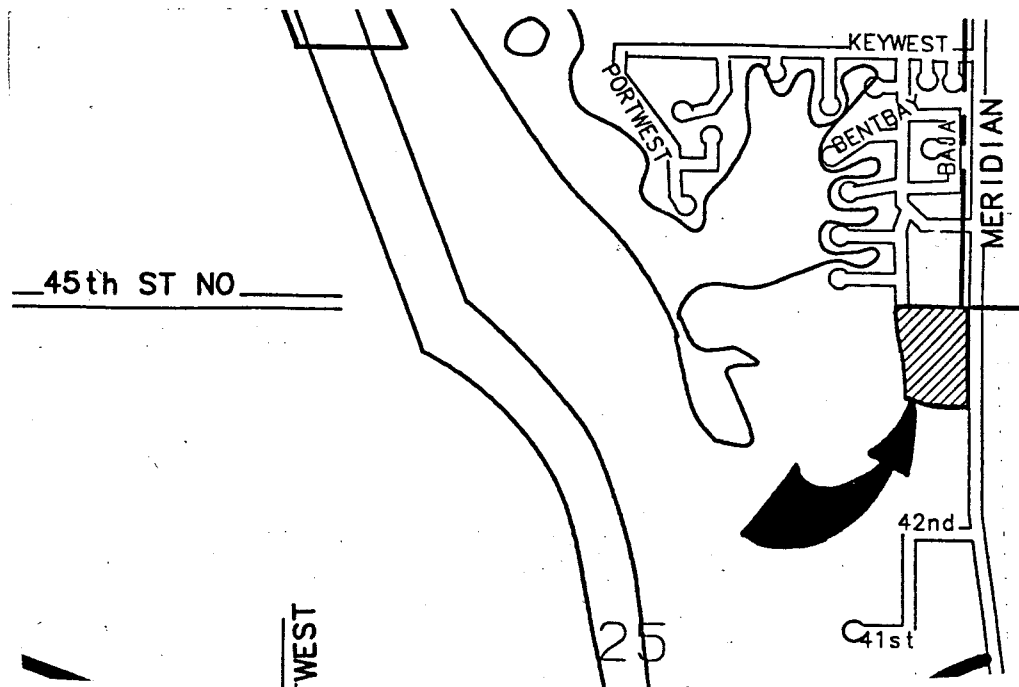
NUMBER OF LOTS

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. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine any requirements for the extension of municipal water.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. If an off-site easement is required for this extension, it shall be established by separate instrument, and submitted to Planning for recording with the plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage concept, an off-site drainage easement shall be provided, for recording, by separate instrument.
- 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 should 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. At the time of preliminary plat review, the Subdivision Committee recommended that sidewalk only

be required on one side of this collector street. The final decision to waive sidewalk on both sides must be made by the City Council as specified in the Subdivision Regulations and the City Sidewalk Ordinance.

- F. Prior to submitting the final plat, the applicant was to meet with Traffic engineering to determine any traffic improvements needed for this site. Traffic Engineering should be prepared to indicate any traffic improvements determined necessary 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. 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 and that use of a part of this pipeline easement as a general utility easement is acceptable.
- J. An ingress and egress easement recorded on Film 263, Page 1490 was shown on the preliminary plat. If this easement is private, the final plat will either have to indicate this easement was previously shown or the applicant will need to submit appropriate documentation that the easement has been released, if this easement is still listed in the platting binder.
- K. As requested by the Fire Department, to avoid conflict with an existing private street name, the final plat was not to use the street name of "Bay Shore Drive" for the east-west segment of street along the south line of the plat. It is suggested that the street name of Miles or Bachman be used for this street. Neither name is presently used for a Wichita street and there is no nearby, east-west street in this area that would be an appropriate continuation for a street name.
- L. On the final plat tracing, the MAPC signature block shall be amended by deleting "Acting" from the Chairman's signature.
- M. 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.
- N. 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.

- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.