

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

December 10, 1992

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 92-25 - THE MOORINGS 7TH ADDITION

OWNER/APPLICANT: Crystal Development, Inc., 1901 W. 13th Street, Wichita, KS 67203

SURVEYOR/ENGINEER: Poe & Associates, 434 N. Oliver, Wichita, KS 67208

LOCATION: South of 53rd Street North and west of Meridian.

SITE SIZE: 18.2 Acres

NUMBER OF LOTS

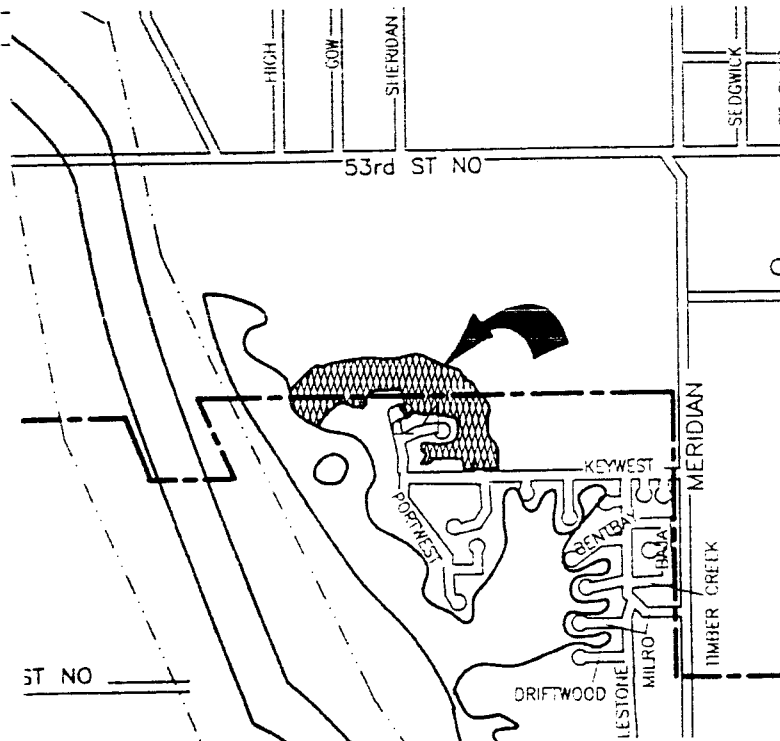
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	50

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling and "R-1" Suburban Residential

PROPOSED ZONING: "AA" (upon annexation)

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the portion of this site presently in the County must be annexed into the City of Wichita. Upon annexation, this site will take an "AA" (City) Zoning which will allow the site of lots being indicated by this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. Also, as a long continuous street, connecting to a collector (Key West), sidewalk shall be guaranteed along one side of Oakbay/Oakbay Court, including the stub street section between Lots 1.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. On the final plat the area being established as Reserve A shall be more clearly labeled.

- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-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.
- M. Since this plat is establishing minimum building pad elevations, such elevations shall be noted both on the face of the plat and in the plat's text. It shall be indicated if the elevations are for the lowest opening or floor elevation. Both on-site and off-site bench marks shall be indicated on the plat.
- N. Since Lot 28, from a previous plat, is apparently being replatted as a part of this addition, it should be renumbered as Lot 37, of Block 1. Appropriate easements and setbacks shall also be indicated.
- O. On the final plat, the 25-foot building setbacks and 20-foot utility easements adjacent to Oakbay/Oakbay Court shall be clearly labeled. Presently, no setback label is indicated, and the 20-foot easement labels appear to be pointing to what should be the 25-foot building setback dimensions.
- P. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate the acceptability of the indicated minimum building pad elevation.