

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

January 7, 1993

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 12/10/92)

**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**

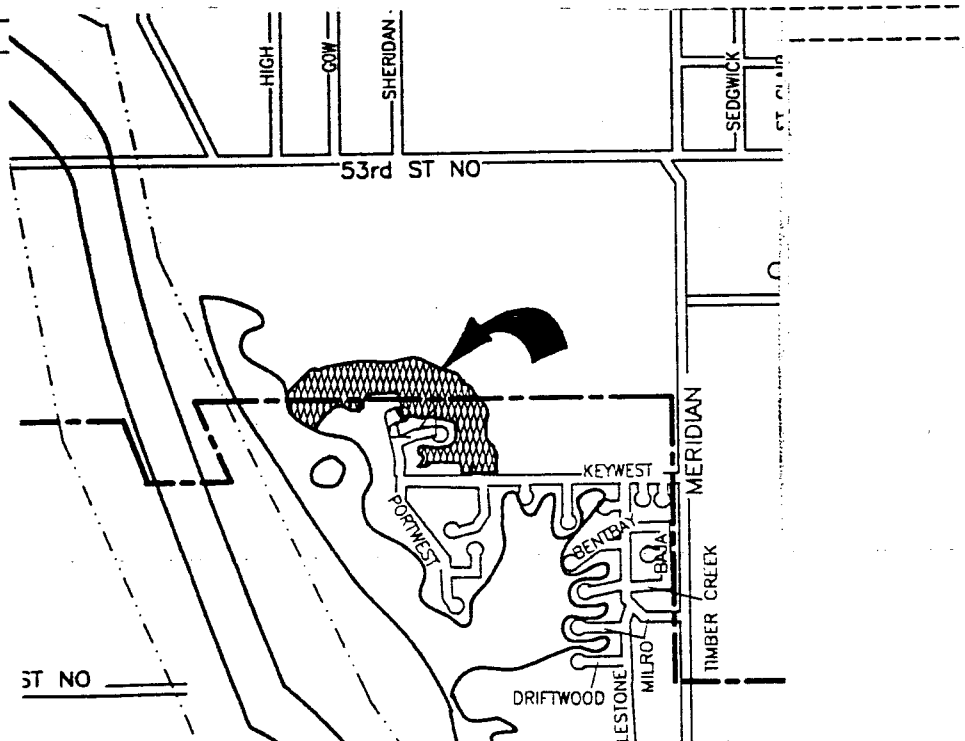
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	50

**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 on "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 Harbor Side/Harbor Side Court, including the stub street section between Lots 1, of Blocks 1 and 2.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. 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.
- J. On the final plat the area being established as Reserve A shall delete the reference to a Block 2. This Reserve is actually in the area associated with Block 1.
- K. 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.

- L. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell as clearly passing through Reserves A and B, adjacent to Harbor Side Drive.
- M. On the final plat tracing, the following amendments shall be made to the signature blocks for:
  - County Clerk - Susan Crockett Spoon
  - MAPC Chairman - Lorenza Breckenridge Jr.
- 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. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the minimum building pad elevation(s) is acceptable.