

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10. a.

August 21, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-30 MOORINGS NORTH ADDITION

OWNER/APPLICANT: Mibac, Inc., 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central,
Wichita, KS 67208

LOCATION: Southwest corner of 53rd St N. and Meridian

SITE SIZE: 233 acres

NUMBER OF LOTS

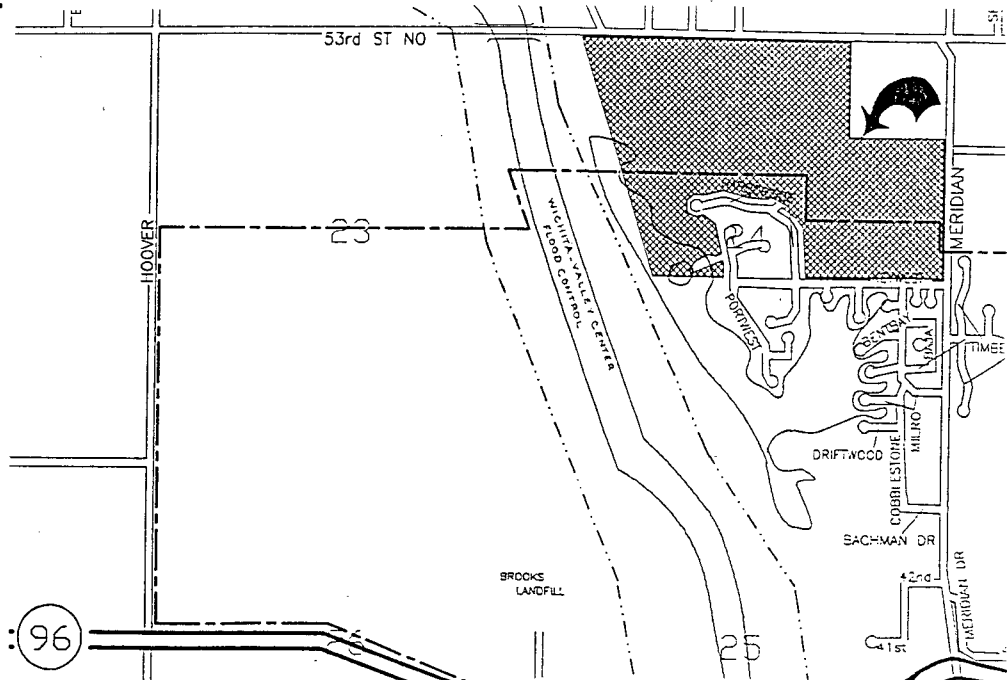
Residential:	411
Office:	
Commercial:	
Industrial:	
Total:	<u>411</u>

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "SF-6" Single Family (upon annexation)

PROPOSED ZONING: "SF-6" Single Family

VICINITY MAP:



Note: This is a preliminary plat of the Moorings North Addition. Also on today's additions is a one-step plat of the southern portion of this Addition.

STAFF COMMENTS:

- A. Most of this preliminary plat is located in the County, and will require annexation as portions are finalized. An area located 700 feet north of Keywest, between Harborside and Meridian has been annexed.
- B. The applicant shall guarantee the extension of water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of his 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 collector, sidewalks shall be guaranteed along both sides of Harborbay Drive. Finally, as a long continuous street connecting to a collector a sidewalk shall be guaranteed along one side of Bayview Drive and Harborside Drive from The Moorings 7th Addition to the intersection with Harborbay Drive.
- 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 will be formed 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. 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.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. 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.
- N. 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 316-729-0102) prior to development of the plat so that the type of deliver, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30 , Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Recording of the plat within thirty (30) days after approval by the City Council.
- R. City and County Engineering should be ready to comment on the need for any improvements to 53rd Street North and Meridian.

- S. **City Engineering** should be ready to comment on the status of the applicant's drainage concept.
- T. The applicant shall continue to work with Tim Vanatta with the Park Department and/or Ray Ontiveros with the Planning Department to develop an agreement for conveying Reserve A of the preliminary plat as a future park site. Reserve A will not be platted into lots until such time as the Park and Planning Departments, in agreement with the applicant, determine that conveyance to the City is not feasible. A note on the plat to this effect is shown.
- U. **Fire Department** shall comment on the appropriateness of the street names.
- V. The applicant is reminded that a platting binder is required with the final plat. Approval of each portion of this plat will be subject to submittal of the binder and any conditions found by such a review.