

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO.

4

May 12, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/31/94)

CASE NUMBER: S/D 94-19 EBERSOLE ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services, Inc., 2145 N. Topeka, Wichita, KS 67203

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, c/o Greg Allison, P.E., 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: South of 13th Street North and west of Custer

SITE SIZE: 0.98 Acre

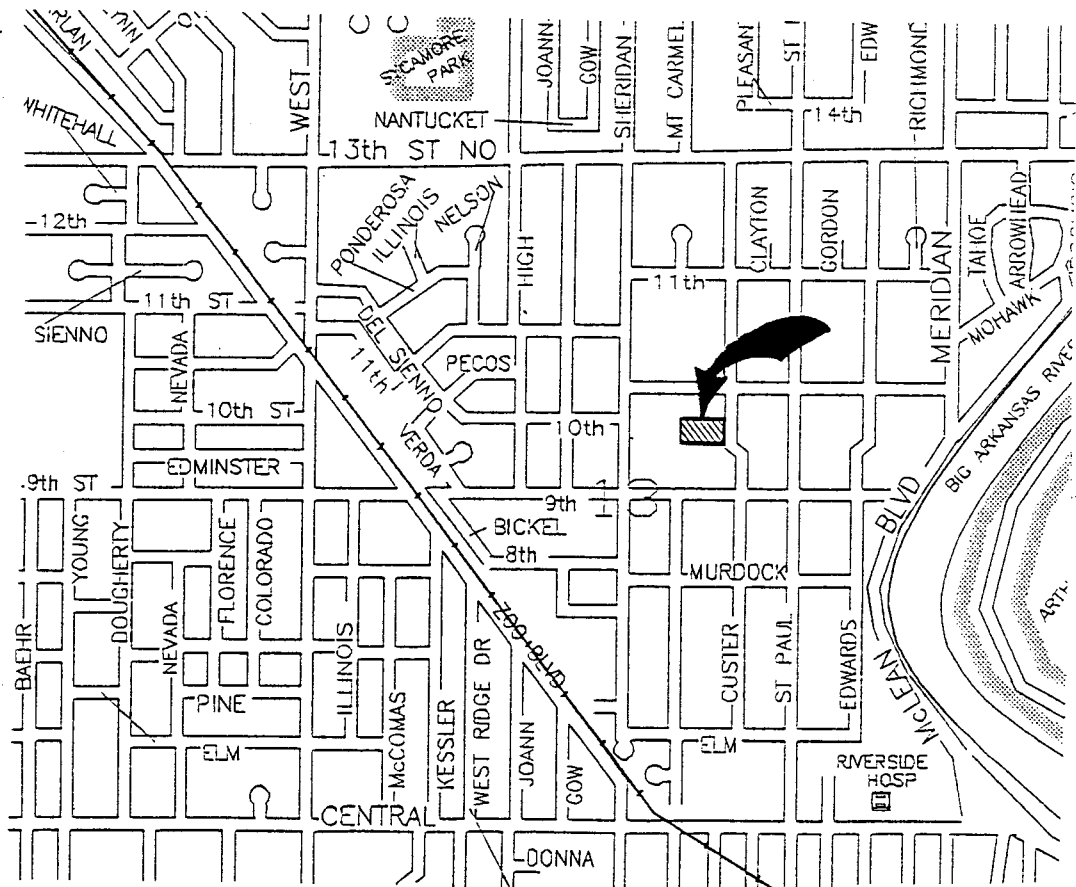
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 7,850 square feet

CURRENT ZONING: "AA"

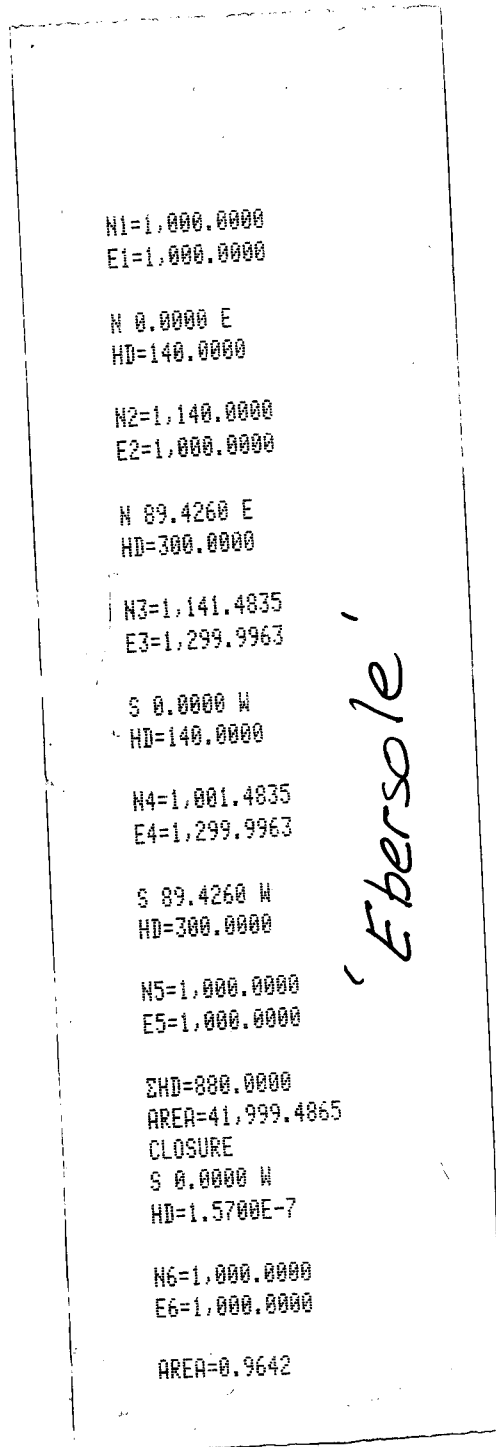
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the setback on Lots 2 & 3 to Custer Court should be labeled as building rather than garage setbacks. For Lots 1 & 2, a note should be placed on the face of the plat explaining that the "garage" setback to Custer Court does not apply to main structures or other uses but only garages. That is, the house is restricted by Zoning or other platted conditions such as the 15' street-drainage-utility easements.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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. It should be noted that this requirement further highlights the need to assure adequate driveway lengths are provided for such off-street parking.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- G. On the final plat tracing, the 3rd line of the plattor's text should be revised to note that the site is being platted into lots.
- H. The applicant is reminded that an updated platting binder must be submitted for this site and that this plat will be subject to a review of this binder and will be subject to any applicable conditions of such a review.
- I. 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.
- J. 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.
- K. 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.

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



SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

March 31, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-19 EBERSOLE ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services, Inc., 2145 N. Topeka, Wichita, KS 67203

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, c/o Greg Allison, P.E., 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: South of 13th Street North and west of Custer

SITE SIZE: 0.98 Acre

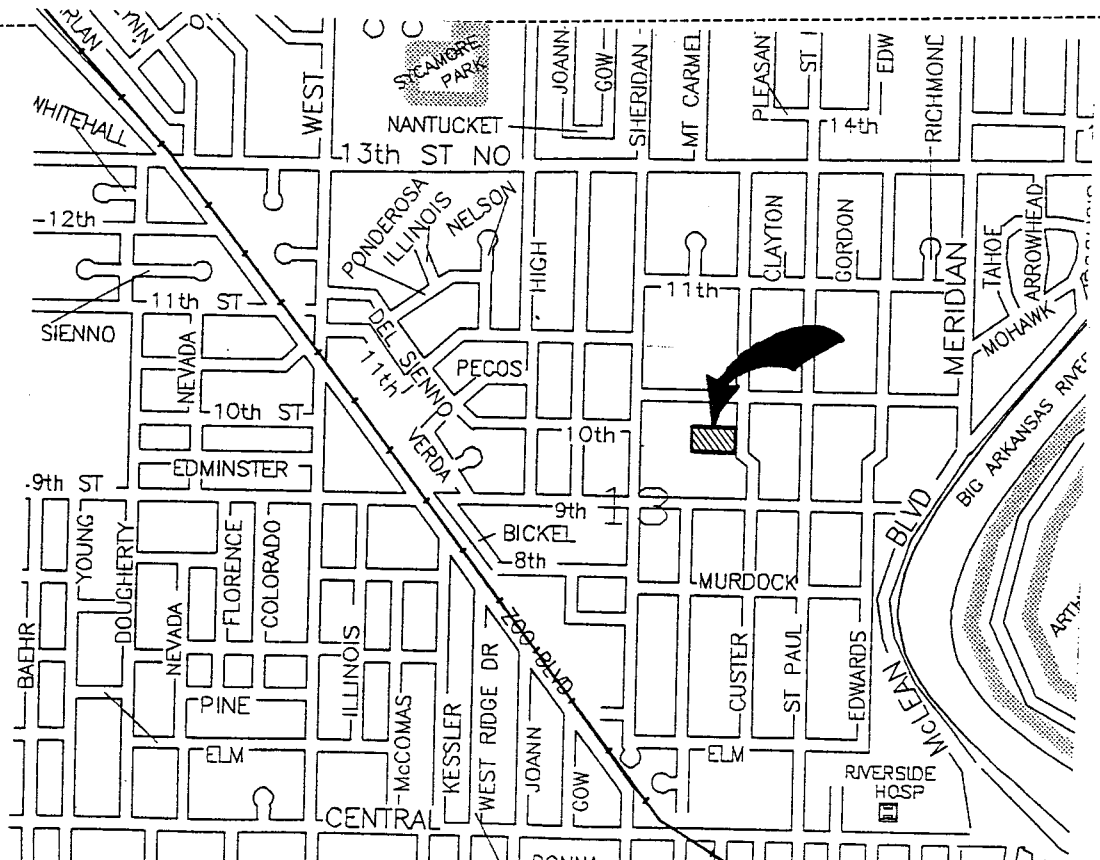
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 7,850 square feet

CURRENT ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. This area is typical of earlier residential development patterns that occurred with long lots and wide blocks. In certain cases these blocks have been replatted such that a street was created in the middle of the previous block and new building sites were created out of the previous rear portions of the preceding lots. In other cases, streets have been created a piece at a time by means of lot splits, replats of individual lots or even street dedications by separate instrument.

In order to allow for the future development of a street through the center of the block in which this site is located, 30-feet of right-of-way shall be dedicated from the western end of this plat. Also, 5-feet of right-of-way shall be dedicated along this plat's east end for what is now the substandard 50-foot right-of-way for Custer.

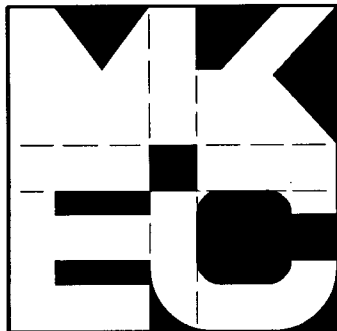
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard. The applicant is advised that for short culs-de-sac, such as shown on this plat, turnarounds other than circular may be considered.
- D. Sanitary sewer appears to be directly available to each lot; however, City Engineering needs to verify if any additional guarantees are needed.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Although this plat indicates on Lots 1 and 4, a 25-foot building setback to Custer, the shape of these lots implies that homes and garages may be fronted to the court. With only a 32-foot right-of-way for the court, almost all of the right-of-way will be involved in pavement and curb and gutter. That is, this type street does not have the typical 14.5 foot grass area between curb and property line. With only a 15-foot street drainage utility easement or building setback, any garage facing the Court could have a driveway too short to keep a normal length car, if parked on it, from projecting over the paved street area.

This plat therefore needs to establish a setback to the Court of at least 20-feet for any garage that could be fronted to the Court or, restrict garages so as to front Custer Street. Prior to submitting the final plat, the applicant shall meet with Planning to determine how such a control can be provided.

- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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. It should be noted that this requirement further highlights the need to assure adequate driveway lengths are provided for such off-street parking.
- H. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot

street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.

- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.



LETTER OF TRANSMITTAL

PROJECT: Ebersole Addition

PROJECT NO: 94038 DATE: 03/14/94

**MID-KANSAS ENGINEERING
CONSULTANTS, INC.**
3500 N. Rock Road, #800
Wichita, KS 67226
316-636-5566
FAX: 316-636-4125

TO: Vicki Huang, P.E.
City Engineering
City of Wichita
455 N. Main, 7th Floor
Wichita, KS 67202

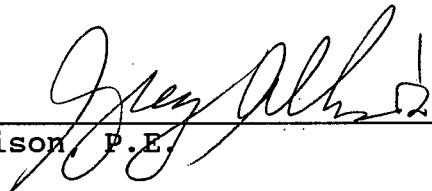
We are sending you the following items: Attached
 Under separate cover
 Via _____

Prints Specifications Drawings
 Contract Petitions Other

COMMENTS: Here is the Drianage and Utility Concept for the referenced project for your review and approval.

For Your Approval As Requested
 For Your Use For Your Files
 Approved As Noted For Review and Comment

REMARKS:

Signed: 
Greg Allison, P.E.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 13, 1994

Mid-Kansas Engineering Consultants, Inc.
c/o Greg Allison
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-19 EBERSOLE ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 12, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the setback on Lots 2 & 3 to Custer Court should be labeled as building rather than garage setbacks. For Lots 1 & 4, a note should be placed on the face of the plat explaining that the "garage" setback to Custer Court does not apply to main structures or other uses but only garages. That is, the house is restricted by Zoning or other platted conditions such as the 15' street-drainage-utility easements.
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street parking.

- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
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- I. 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.
- J. 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.
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- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. As requested by the Fire Department, on the final plat tracing the "T" portion of the turnaround shall be 92 feet in length north to south. That is, the plat shall dedicate additional right-of-way for indicated section of this cul-de-sac street.

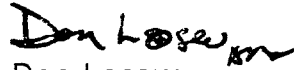
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 94-19 EBERSOLE ADDITION - Final Plat
Page 3 - May 13, 1994

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 19, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Mennonite Housing Rehabilitation Services, Inc., 2145 N. Topeka, Wichita, KS 67203
Mike Lindebak, City Engineer