

February 8, 1996

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 96-5 ECK 4TH ADDITION

**OWNER/APPLICANT:** KCE, Inc., Attn: Matt Eck, 5512 West Central, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** South of 13th Street North and east of Hoover (I-235)

**SITE SIZE:** 7.05 Acres

**NUMBER OF LOTS**

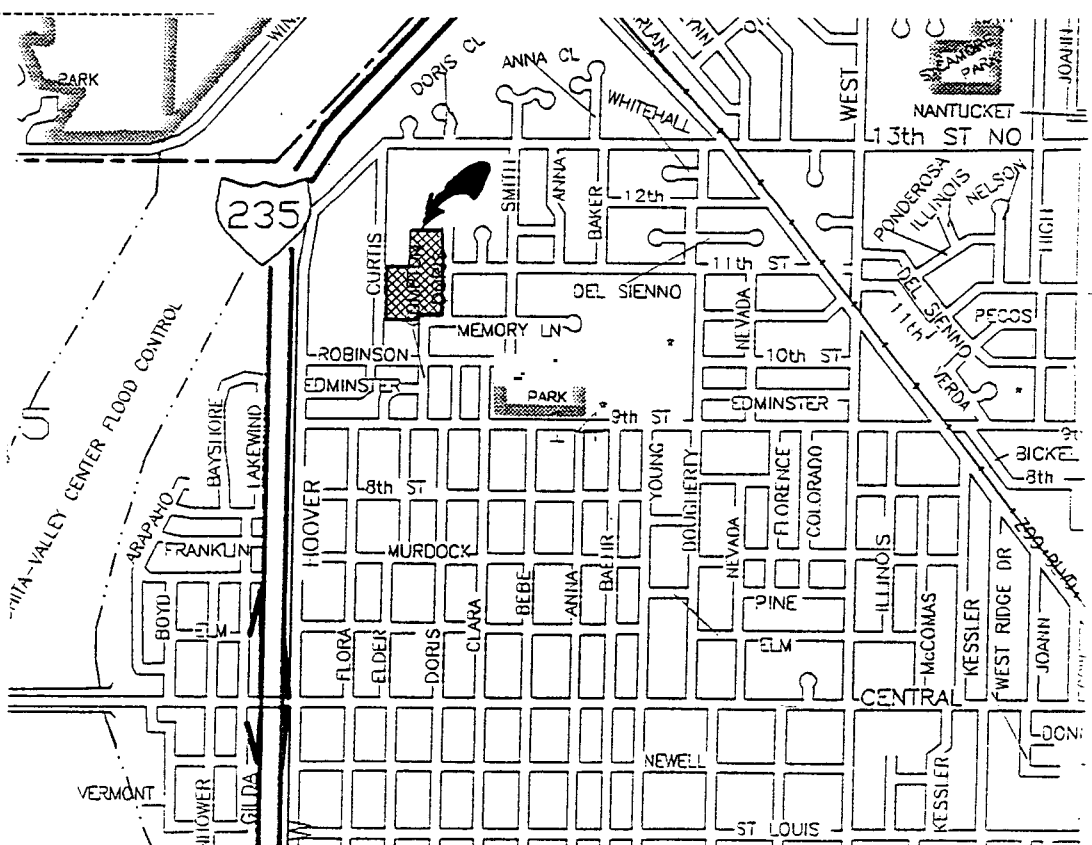
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	<u>24</u>

**MINIMUM LOT AREA:** 8,435 sq. ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: While this site is located in an older, developed section of the City, many of the streets in the area are unpaved or were platted or otherwise dedicated with substandard right-of-way widths. This plat is itself showing several sections of only half street right-of-way. In regard to paved, urban-type streets, only Curtis along the plat's western line is apparently paved. Compton which approaches the site from the south, is also paved but only up to where it intersects with Memory Lane. Similarly, 11th Street and Memory Lane immediately east of this site (east of Doris Street) appear to be paved.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of all streets adjacent to and/or passing through this site, this including Doris, 11th Street North and Memory Lane. **City Engineering** also needs to confirm the condition of Curtis and if paving of this street is also needed.

In regard to those areas in which only a half street of right-of-way is being shown (Memory Lane adjacent to Lots 15, 16 & 17, Block B and 11th Street adjacent to Lots 5, 6, 7, and 8, Block B), the applicant shall attempt to obtain the dedication of the needed rights-of-way by separate instrument. If the applicant is unable to obtain this right-of-way, he shall request that the City proceed with condemnation of the needed rights-of-way. The costs of any such condemnation may be included in the paving guarantees.

- F. **City Engineering** needs to indicate if a temporary turnaround needs to be provided in the area of Lot 1's Block A northern property line. It should be noted that while Doris extends north of this site, it largely exists only in terms of dedicated right-of-way, ending just north of this site in what basically appears to be a home's private type drive.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. In order to provide for the future development of the property to the west and north of this site, and even a further subdivision of this site in the future, it is recommended that the Subdivision Committee and Planning Commission require either the outright or at least contingent dedication of right-of-way for a street along the western line of Lots 1, 2 and 6, Block A. Based on the width of the tracts to the west, a dedication from this site of at least 20-feet would appear to be adequate.
- I. In regard to Lots 1 and 2, Block A, approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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. (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.)
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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 delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.