

April 3, 1997

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 3/6/97)

**CASE NUMBER:** S/D 97-16 - CEDAR RIDGE MOBILE HOME PARK

**OWNER/APPLICANT:** Alan D. & Marilyn McClure  
3101 S. Broadway, Wichita, Ks 67216

**SURVEYOR/ENGINEER:** Reiss & Goodness Engineers  
2160 W. 21st St., Wichita, Ks 67203

**LOCATION:** West of Hydraulic in an area South of 47th Street South

**SITE SIZE:** 28.5 Acres

**NUMBER OF LOTS**

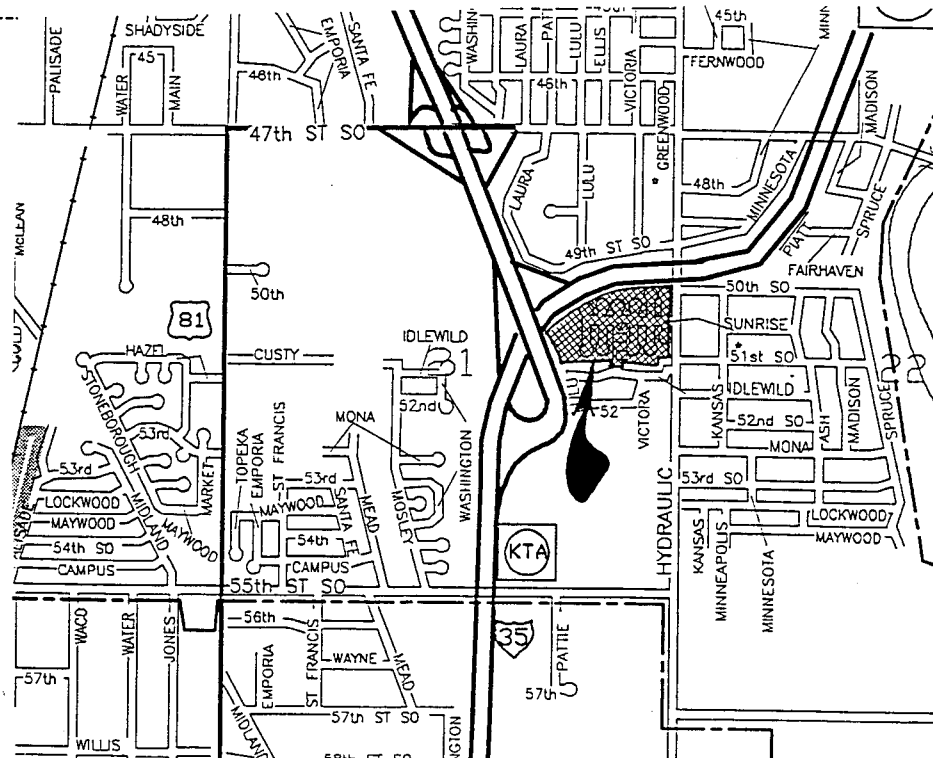
Residential: 2  
Office:  
Commercial:  
Industrial: ==  
  
Total: 2

**MINIMUM LOT AREA:** 5,000 square feet

**CURRENT ZONING:** "MH" and "SF-6"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: Except for the area being shown as a Reserve, this plat is zoned "MH" manufactured (mobile) home. The site was originally platted as the Pinewood Estates II Addition, a mobile/manufactured home subdivision. That is, rather than a "Park" type development, plans were for a basically residential type Addition, with individual lots, public streets, etc. but for manufactured homes rather than site built structures. This replat, however, is now being submitted to eliminate the previously platted Addition (lots, streets, easements, etc.) and create a 1-lot, mobile home park. Lot 2 of this plat is replatting an area, dedicated as a possible street connection, as a lot for a mobile/manufactured site in the Pinewood Estates Addition.

STAFF COMMENTS:

- A. As noted by City Engineering, the applicant shall pay off those charges involved in abandoning the existing petitions for this site. The applicant is also advised that the use of existing sanitary sewer lines in the vicinity of this site may or will involve a fee in lieu of assessment charges since this site had not previously participated in these improvements. This situation was to be discussed with City Engineering prior to submitting the final. The applicant was also to provide City Engineering with the sanitary sewer layout plans for this Addition. Engineering needs to indicate if any special requirements have resulted by this review.

Also, the applicant was to meet with Water Department staff (Chuck Steven) to determine how water service will be provided for this development and any requirements or guarantees needed for such improvements. The Water Department representative needs to indicate any such requirements.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In regards to this Reserve A, a covenant shall be provided to allow the City the authority to maintain any drainage purpose associated with this Reserve and to charge back to the property owner, any related costs by a method similar to special assessments.
- E. The applicant is advised that the City's Code on mobile home parks require that eight (8) percent of a site be set aside for "useable" open space, for use by the Addition's residents. The drainage function associated with Reserve A, with the limited bank area around the water area is of questionable open space use. The site plan is subject to review and approval by the Director of Planning and if found necessary, is subject to change.
- F. On the final plat tracing, Lot 2, Block 1's boundary (lot lines) shall be shown at the same weight line as used for Lot 1. That is, Lot 2 shall be depicted in the same manner as the other portion(s) of the plat.
- G. On the final plat tracing, additional wording needs to be added to the platter's text in regard to the emergency access easement. Specifically, it needs to be indicated that this

easement cannot be encumbered at any time, except that any improvements (driving surface, gates, etc.) will be to the standards determined by the City's Fire Department.

- H. On the final plat tracing, the County Clerk's signature shall be corrected to read James Alford.
- 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. (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.)
- 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 316-729-0102) 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 thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building elevation is correct.

March 6, 1997

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

**CASE NUMBER:** S/D 97-16 - CEDAR RIDGE MOBILE HOME PARK

**OWNER/APPLICANT:** Alan D. & Marilyn McClure, 3101 S. Broadway, Wichita, Ks 67216; 524-7070

**SURVEYOR/ENGINEER:** Reiss & Goodness Engineers, 2160 W. 21st St., Wichita, Ks 67203; 832-0213

**LOCATION:** West of Hydraulic in an area South of 47th Street South

**SITE SIZE:** 28.5 Acres

**NUMBER OF LOTS**

Residential:	2
Office:	
Commercial:	
Industrial:	==

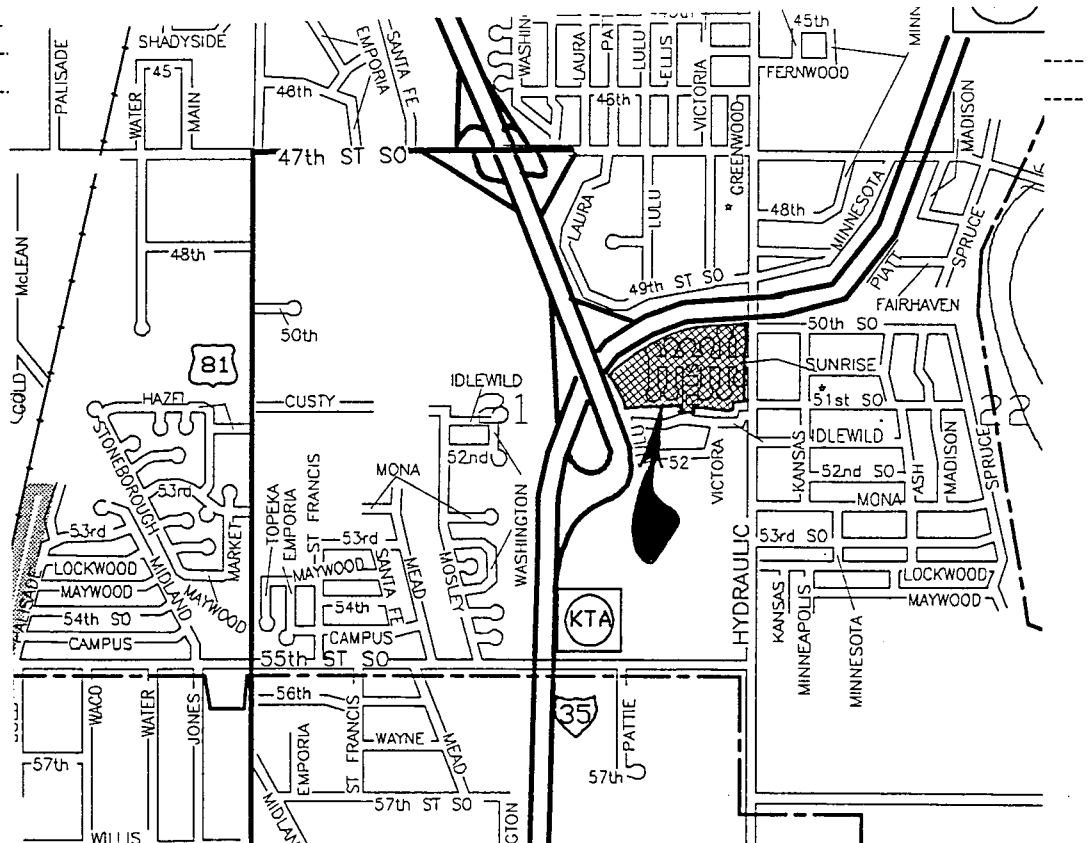
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**MINIMUM LOT AREA:** 5,000 square feet

**CURRENT ZONING:** "MH" and "SF-6"

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NOTE: Except for the area being shown as a Reserve, this plat is zoned "MH" manufactured (mobile) home. The site was originally platted as the Pinewood Estates II Addition, a mobile/manufactured home subdivision. That is, rather than a "Park" type development, plans were for a basically residential type Addition, with individual lots, public streets, etc. but for manufactured homes rather than site built structures. This replat, however, is now being submitted to eliminate the previously platted Addition (lots, streets, easements, etc.) and create a 1-lot, mobile home park. Lot 2 of this plat is replatting an area, dedicated as a possible street connection, as a lot for a mobile/manufactured site in the Pinewood Estates Addition.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any guarantees are required for water or sewer service to this site. Also, Engineering needs to indicate if any previous projects are to be abandoned as a result of this replat and if the applicant needs to pay off any charges against such abandoned projects.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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, the access controls to Hydraulic shall remove the word "complete" from the face of the plat. Since an opening is being shown for these areas, the word complete is contradictory.
- E. On the final, the half street right-of-way (50 foot) for Hydraulic adjacent to this plat shall be clearly depicted.
- F. On the final plat, the uses of Reserve A shall be noted in the plat's text. Also, it shall be indicated that the Reserve will be owned and maintained by the owner of Lot 1, Block 1 of this Addition.  
  
In regards to this Reserve A, **City Engineering** needs to indicate if a covenant should be provided to allow the City, the authority to maintain any drainage purpose associated with this Reserve and to charge back to the property owner, any related costs by a method similar to special assessments.
- G. On the final plat, the designation of "Block 1" shall also be placed in the area of Lot 1.
- H. The applicant is advised that the City's Code on mobile home parks require that eight (8) percent of a site be set aside for "useable" open space, for use by the Addition's residents. The drainage function associated with Reserve A, with the limited bank area around the water area is of questionable open space use. The site plan is subject to review and approval by the Director of Planning and if found necessary, is subject to change.

- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations). Also, the final site-development plan shall be submitted with the final plat.
- 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. (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. 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 316-729-0102) 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.