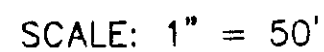


AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

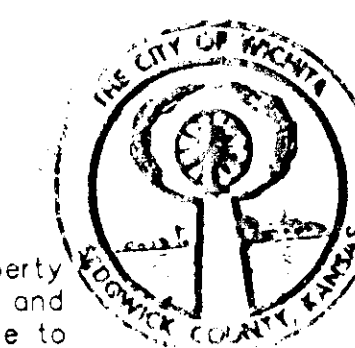


LEGEND

● IRON

Bradley E. Snapp
Bradley E. Snapp, Neighborhood Homes Manager

Ed Resa, Deputy



SEDGWICK COUNT.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421

July 1, 1994

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

Re: S/D 94-33 - Meadow Creek Addition (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on June 30, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 24, 1994.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Don Losew
Senior Planner *ky sh*

DL:rh

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

ADOBET



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421

June 24, 1994

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

Re: S/D 94-33 Meadow Creek Addition(Final Plat)

Dear Mr. Allison:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. In order to prevent the development of lots in this Addition for duplex or even multi-family uses on lots zoned for such uses, the applicant shall submit a privately recorded covenant indicating that only single-family structures will be built on any lot or lots within this Addition. Such an assurance is also appropriate due to this plat's intentions to plat narrow public streets. That is, narrow public streets could not be justified if the lots in this Addition actually developed with duplex or denser type structures.
- ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Also, any off-site easements shall be provided for this extension, e.g., from 29th Street North along the canal.
- ☒ 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 the paving of the narrow public streets to the 29-foot paving standard. This guarantee shall also provide for a temporary turnaround in the area of Lot 15, Block 1. It is recommended that the right-of-way be provided off-site by separate instrument or if possible included as part of this plat.
- ☒ F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. As determined appropriate, the final plat tracing shall indicate easements or Reserves along the west line of this plat for public access. In particular, it appears that Reserve A could/should be extended along the rear of the lots north of this Reserve. For the lots to the south of the Reserve, the applicant should determine with the Park's Department and Planning if sufficient area already exists along the Canal for any such access trails.
- H. As indicated by City Engineering, the paving of Fairview adjacent to this site is expected to be provided through a CDBG.
- I. 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.
- 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. On the final plat tracing, the 20-foot building setback to Meadow Creek on Lots 13, 14 & 15, Block 1 shall be labeled.
- L. On the final plat tracing, the MAPC Chairman shall be shown as James D. Miner and Pat Burnett shall be indicated as the "Deputy City Clerk".
- M. The applicant's agent is reminded that the platting binder needs to be submitted for this site and the plat will not be scheduled for City Council review until the binder is received and appropriately reviewed by Planning.
- 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. As indicated by City Engineering, minimum building pad elevations are to be shown for this site. Such elevations are needed for all lots adjacent to the canal and shall be properly indicated on the final plat tracing.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section

5-101(c).

- ☒ S. Recording of the plat within 30 days after approval by the City Council.
- ☒ T. Prior to submitting the final plat tracing, the applicant shall meet with the Fire Department Representative to determine acceptable street names for this site.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 30, 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 North Topeka, Wichita, KS 67203

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2

June 30, 1994

STAFF REPORT

(Final Plat Approved 6/23/94, Preliminary Plat Approved 5/26/94)

CASE NUMBER: S/D 94-33 MEADOW CREEK ADDITION

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

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

LOCATION: South of 29th Street North and west of Fairview

SITE SIZE: 6 Acres (Approximate)

NUMBER OF LOTS

Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 5,098 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "A" (Z-3122)

VICINITY MAP:



STAFF COMMENTS:

- A. In order to prevent the development of lots in this Addition for duplex or even multi-family uses on lots zoned for such uses, the applicant shall submit a privately recorded covenant indicating that only single-family structures will be built on any lot or lots within this Addition. Such an assurance is also appropriate due to this plat's intentions to plat narrow public streets. That is, narrow public streets could not be justified if the lots in this Addition actually developed with duplex or denser type structures.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Also, any off-site easements shall be provided for this extension, e.g., from 29th Street North along the canal.
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- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard. This guarantee shall also provide for a temporary turnaround in the area of Lot 15, Block 1. It is recommended that the right-of-way be provided off-site by separate instrument or if possible included as part of this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- S. Recording of the plat within 30 days after approval by the City Council.
- T. Prior to submitting the final plat tracing, the applicant shall meet with the Fire Department Representative to determine acceptable street names for this site.