

JUNE 2, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 3/12/87)

CASE NUMBER: S/D 87-13 - WOOD RIVER ADDITION

OWNER/APPLICANT: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: In an area west of Juniper and north of 47th Street South.

SITE SIZE: 5.79 Acres

NUMBER OF LOTS:

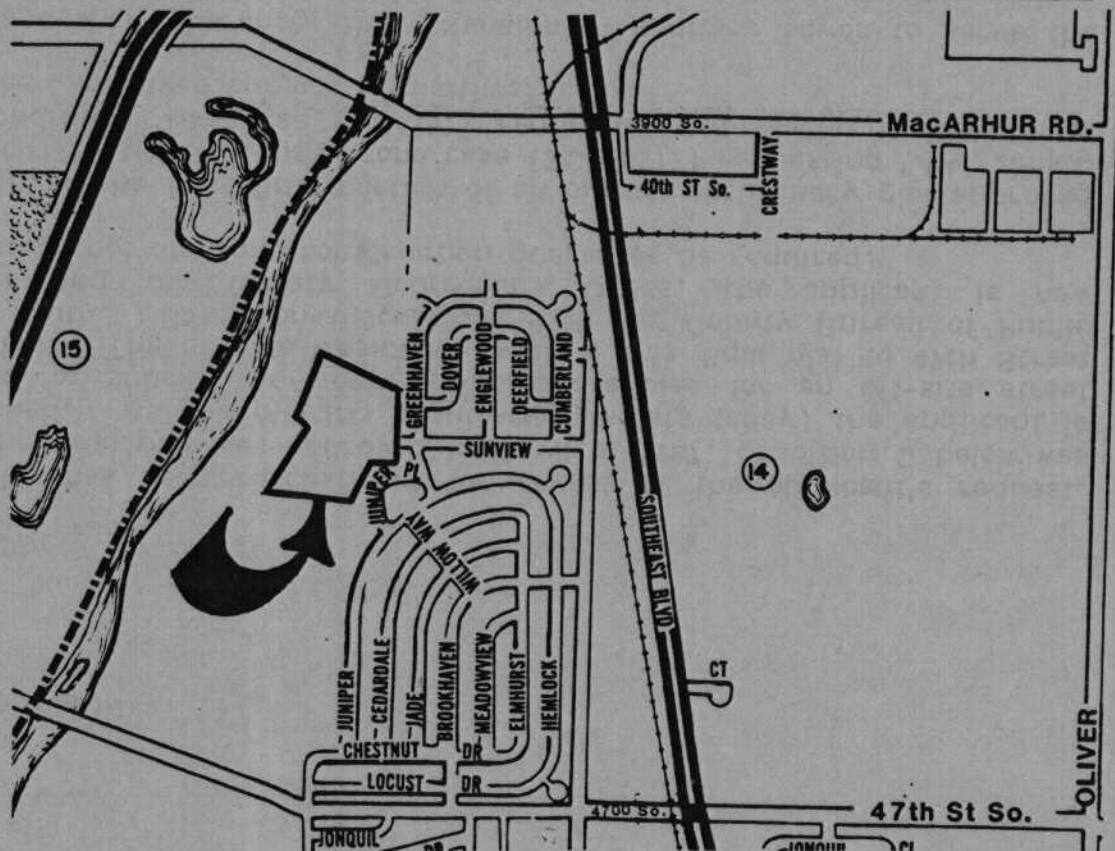
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 6,500 Sq. Ft.

CURRENT ZONING: "R-1" and "AA"

PROPOSED ZONING: "AA" (SCZ-0577) with CU-301 for duplexes

VICINITY MAP:



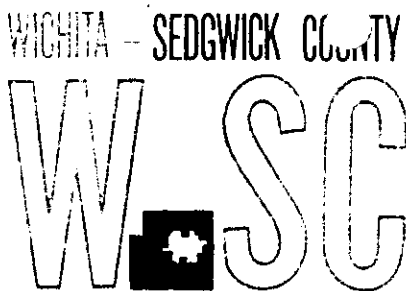
STAFF COMMENTS:

NOTE: This plat has been rescheduled for review at the applicant's request. When the final plat was approved in April of 1987, condition G below was established. As the platting requirement exists today, the applicant is required to submit two construction guarantees for an off-site street dedication. The off-site dedication will tie this final plat to 47th Street to the south. Based on discussions with the County Bureau of Public Services and the County Counselor's Office, the applicant is now requesting that only one construction guarantee be required.

This plat is the first final portion of an overall preliminary plat approved on March 12, 1987. County zone case (SCZ-0577) requesting "AA" zoning and Conditional Use case (CU-301) requesting two-family dwelling units have been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- C. Since both sanitary sewer service and municipal water will be provided to this property from the Oaklawn/Sunview Improvement District, the applicant shall obtain written confirmation from the Improvement District stating their willingness and ability to serve this property. The written confirmation shall state what appropriate guarantees for the water and sewer systems construction have been received by the Improvement District.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall obtain the off-site street dedication needed to extend Wood River to 47th Street South. This street is to be opened to 47th Street South in order to provide access for the filling of this site.
- G. The applicant shall guarantee the paving of the proposed interior streets along with two separate guarantees for construction of the off-site street dedication to the south. One guarantee for this off-site street shall provide for initial suburban street construction and the second guarantee shall provide for installation of permanent street pavement.
- H. The paving petition for the segment of Sunview/Wood River Street, located within this plat, shall provide for construction of a sidewalk on one side of this street. Eventually, this street will tie into 47th Street South and will be the development's predominant travel way.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- J. 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 and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. 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.
- L. The applicant shall obtain, by separate instrument, the off-site drainage easement needed to the west of this plat.
- M. The applicant shall obtain, by separate instrument, the 10-foot wide off-site utility easements required along the west and south lines of this plat.
- N. 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.
- O. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring the adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. 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.
- T. The representative from County Engineering should be prepared to advise the Committee on the off-site street improvement issue.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 9, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 87-13 - WOOD RIVER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 9, 1988, 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 3, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
- ✓ 3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Darrell J. Hoskinson, 7505 S. Ida, Wichita, KS 67233
Jack R. Pulley, 512 Sharon Ct., Derby, KS 67037-3606

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