

July 18, 1996

**STAFF REPORT**  
**(Final Plat)**

**CASE NUMBER:** S/D 96-48 AUBURN HILLS POOL HOUSE ADDITION

**OWNER/APPLICANT:** Auburn Hills, Inc., Attn: Jay Russell, P. O. Box 9007, Wichita, KS 67277

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

**LOCATION:** South of Maple and east of 135th Street West

**SITE SIZE:** 0.52 ± Acre

**NUMBER OF LOTS**

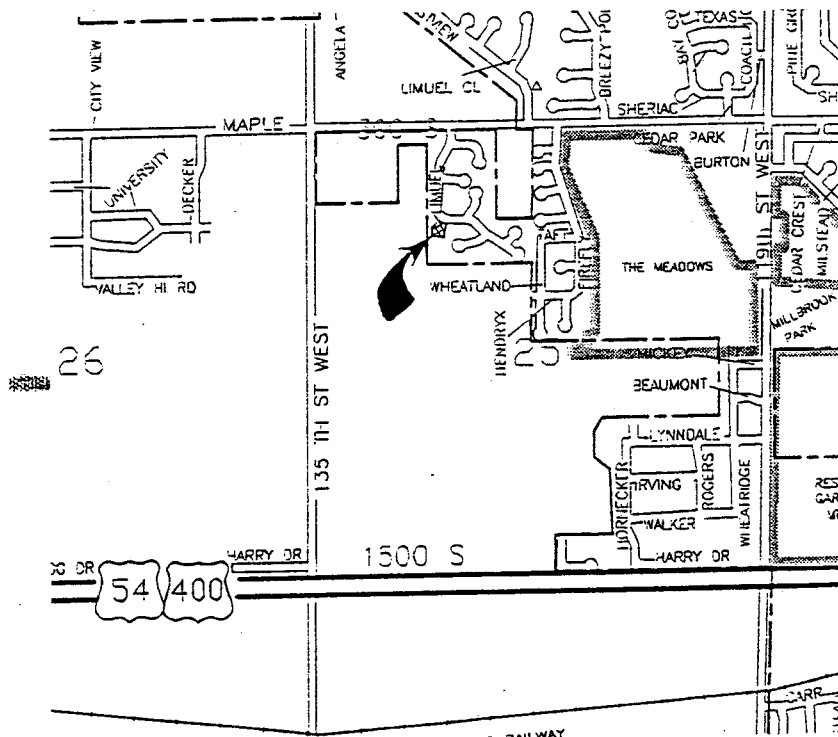
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 22,644.34 SQ. FT.

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

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This plat is apparently being platted for use of a neighborhood, homeowners' association swimming pool and related facilities. Under the Subdivision Regulations, such uses are allowed as part of an overall plat through the platting of a Reserve(s) which specifically provides for such uses. In addition, a site development plan is required which addresses the location of the uses, means of access, parking and so forth. The platting of a lot for such purposes, however, will require the applicant to also pursue either a Board of Zoning Appeal approval for such uses on a residential zoned property, or approval through the zoning conditional use procedures.

The area of this plat is adjacent to the recently platted Auburn Hills Addition. It appears that this site is within the area of annexation that occurred as part of the Auburn Hills platting.

STAFF COMMENTS:

- A. The applicant needs to verify that this site was included in the Auburn Hills annexation. If any portion of this Addition is still in the County, annexation shall be requested before the plat can be scheduled for City Council review.
- B. The applicant is advised that platting this site as a lot does not allow it to be used directly as a neighborhood swimming pool/recreational site. Approval of such uses on a one-family zoned lot will require additional approval by either the Board of Zoning Appeals, or approval as a conditional use.

If this site is platted as a Reserve, covenants need to be provided concerning the Reserves ownership and maintenance, a site development plan needs to be submitted to Planning for review and approval [see Article 7-209(J) of Subdivision Regulations] and the platting text needs to specifically indicate the intended uses of the Reserve for a swimming pool, clubhouse, and so forth.

It should be noted that the platting of a Reserve only, for such a purpose is not typical. Rather, such a Reserve(s) is typically identified as part of an overall subdivision's layout.

- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature line.
- G. As noted by the platting binder, a mortgage is behind held by the State Bank of Colwich. This party needs to either be shown as a signatory on the final plat tracing or a release of the mortgage submitted to Planning.
- H. A number of easements are listed in the platting binder. If these easements are being replatted, proper reference to KSA 12-512(b) should be noted on the plat. In any case, the applicant's

agent shall submit to Planning, information on the location of these easements.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. 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 pad elevation is acceptable.

Note: This plat has been submitted in final form only.

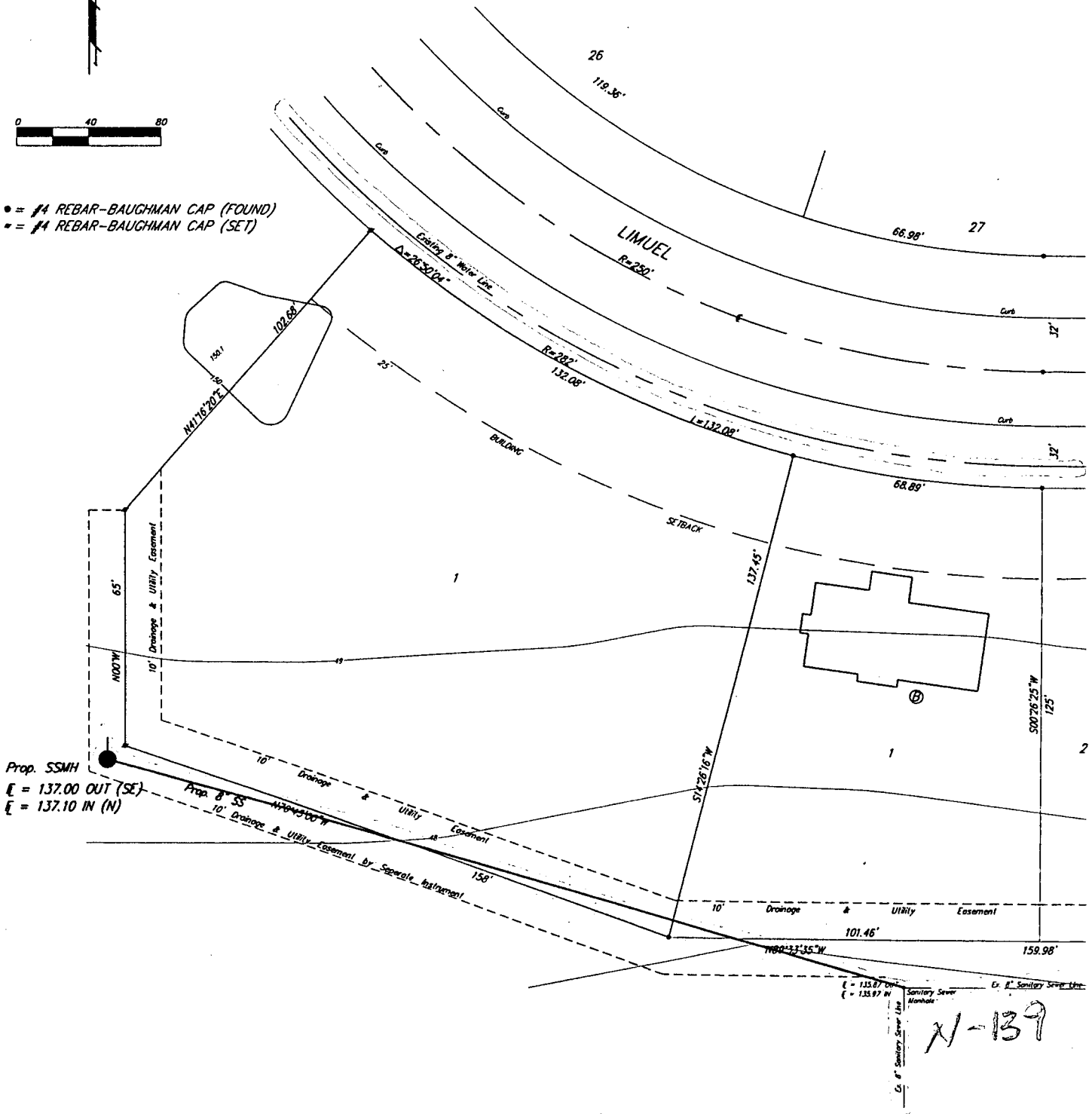
# UTILITY PLAN

## AUBURN HILLS POOL HOUSE ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR-BAUGHMAN CAP (FOUND)
- = #4 REBAR-BAUGHMAN CAP (SET)



Prop. SSMH  
 E = 137.00 OUT (SE)  
 E = 137.10 IN (N)

Sanitary Sewer Manhole  
 Ex. 8" Sanitary Sewer Line  
 N-139