

July 3, 1996

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 96-42 - BAREFOOT BAY 3RD ADDITION

**OWNER/APPLICANT:** Charles M. Bouly, 10023 Harvest Lane, Wichita, KS 67212

**AGENT:** Ritchie Associates, c/o Kevin Mullen, 8100 E. 22nd St. North - Bldg. 1000, Wichita, KS 67226

**SURVEYOR/ENGINEER:** P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** North of 21st Street North and west of Hoover

**SITE SIZE:** 1.77 Acres

**NUMBER OF LOTS**

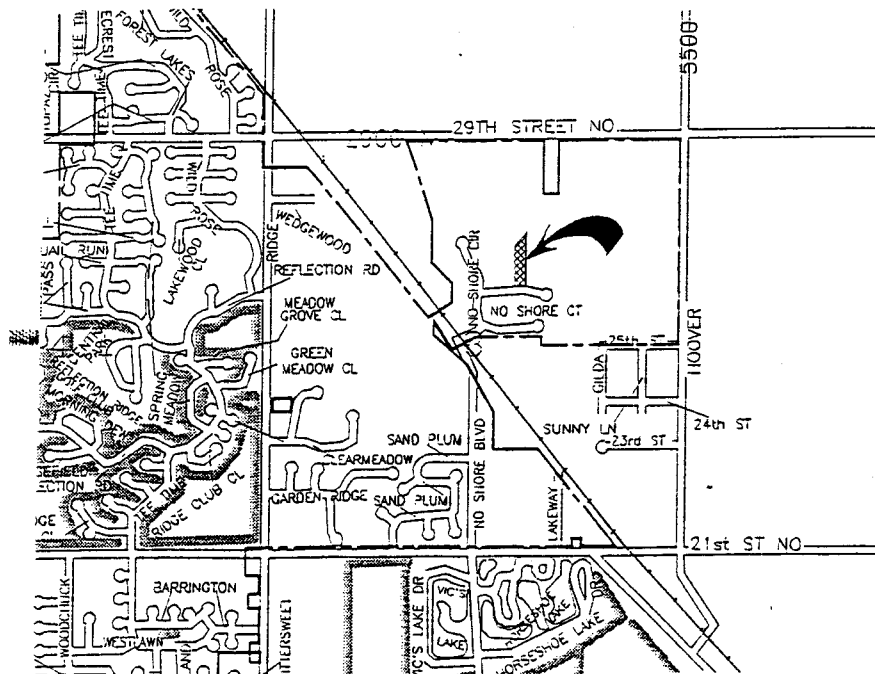
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 1.77 Acres

**CURRENT ZONING:** SF-6

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This Addition involves the replat of an existing lot and a portion of a Reserve originally platted in the Barefoot Bay (1st) Addition. Required improvements have either been installed or should have been guaranteed through the original plat. This plat would itself not appear to create any need for additional improvements. The expansion of this lot is, however, using an area (Reserve) originally platted with a floodway purpose but also expected to be under the ownership of a homeowners' association.

STAFF COMMENTS:

- A. City Engineering needs to verify if this replat requires any changes in the existing improvement guarantees.
- B. City Engineering also needs to indicate if the apparent change in the floodway area now being incorporated in this site is acceptable.
- C. The applicant's agent needs to indicate how the original Reserve area platted for the use and ownership of property owners in the Barefoot Bay (1st) Addition is now being incorporated into this plat.

Appropriate documentation or a covenant shall be provided which notes that this plat shall continue to be involved in the ownership, maintenance, use etc. of Reserves platted for the Barefoot Bay (1st) Addition).

- D. Approval of this plat will indicate the MAPC's waiver of the lot depth to width standard.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.)
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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 elevations are acceptable.

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