

May 26, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-35 BELLE TERRE SECOND ADDITION

OWNER/APPLICANT: Downing Development, Inc., 1124 Terradyne, Wichita, KS 67002

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of Central Avenue and west of 159th Street East

SITE SIZE: 43.7 Acres

NUMBER OF LOTS

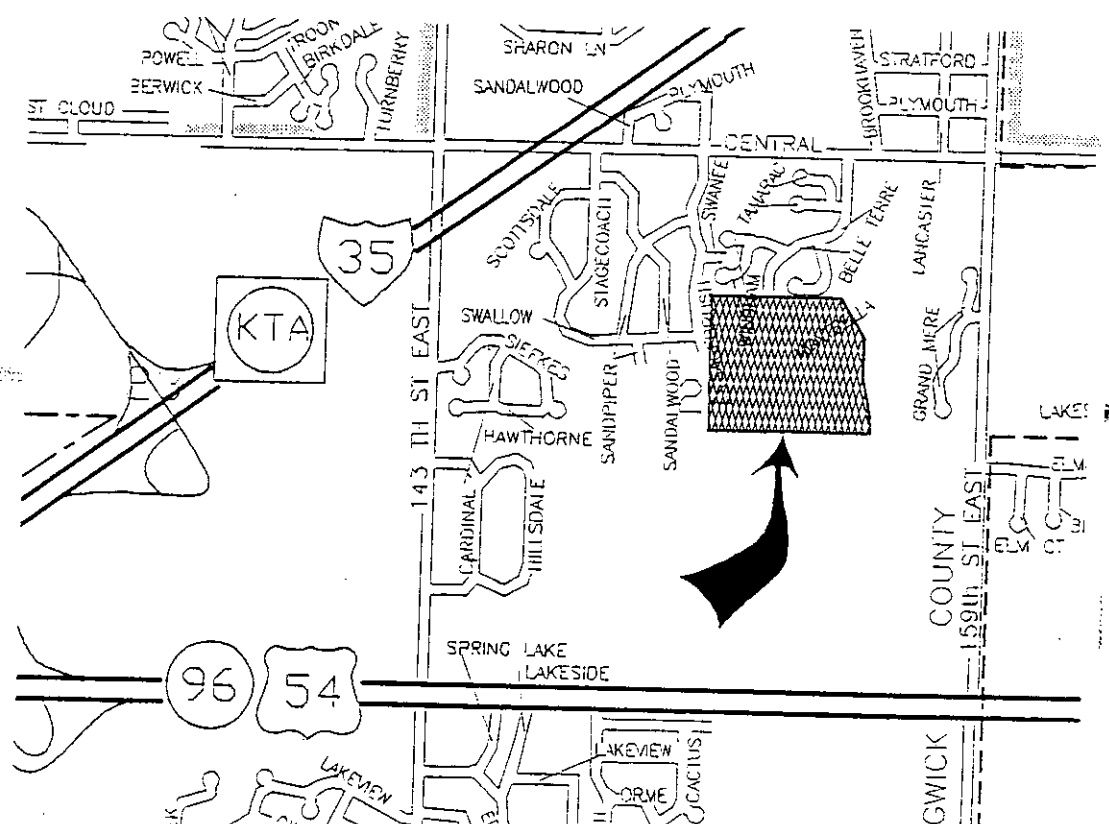
Residential:	78
Office:	
Commercial:	
Industrial:	
Total:	<u>78</u>

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" County (SCZ-642)

VICINITY MAP:



"C". The final plat tracing shall be drawn such that this area is clearly indicated as a part of the Reserve. As now shown, the area appears to be a separate area being neither part of the adjacent lots or the Reserve.

- J. Since Reserve "C" is intended to allow various structures, a 25-foot building setback shall be platted from the adjacent streets (Belle Terre & Chelmsford).

The applicant is advised that the listing of uses, such as for Reserve "C" does not in itself assure that such uses will be allowed. Rather, the County Permit agency needs to determine if such uses can be allowed based upon the area's existing zoning and any other applicable regulations.

- K. 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.

- L. 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.

- M. 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.

- N. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.

- P. The representative from the County Fire Department needs to comment on the street names shown on this plat. In particular, the use of Chelmsford rather than the existing street name of Brookhaven Drive.

- Q. On the final plat tracing, the table of minimum building pad elevations shall be corrected to indicate Block numbers rather than Block letters.

- R. The final plat shall reference a tie point to a previously platted lot corner or section corner.

- S. The applicant shall install or guarantee the installation of all utilities and facilities which are