

S/D No. 81-114 Name Country Village Addition
Date Application Rec'd. 10-16-81 Preliminary Approval 10-29-81
Scheduled S/D Meeting 3-4-82

DESCRIPTION

General Location East of 119th St. West, approximately 1/2 mile south
of 21st St. North

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, p.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

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| 1. Gross Acreage of Plat | <u>46</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>58'</u> R/W <u>120</u> ft. | |
| Residential | <u>104</u> | b. <u>64'</u> R/W <u>5940</u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>104</u> | TOTAL <u>6060</u> ft. | |
| 3. Minimum Lot Frontage | <u>47.33 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>9,350 sq. ft.</u> | streets <u> </u> yes <u> X </u> no | |
| 5. Existing Zoning | <u>AA and A</u> | | |
| 6. Proposed Zoning | <u>AA and A (Z-2396 and DP-118)</u> | | |
| 9. Is public water available | <u> X </u> Yes <u> </u> No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u> X </u> Yes <u> </u> No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u> </u> Yes <u> </u> No | | |
| 12. City of Wichita | <u> X </u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | | |

STAFF COMMENTS:

- NOTE: The lots around Shefford Circle are zoned "AA" and will consequently be developed with detached single family units. The balance of this final plat has been recommended for "A" zoning by the Planning Commission and is the subject of a residential C.U.P. (# DP-118). The City Commission will review both the C.U.P. and the zone case on March 9, 1982. The C.U.P. allows "single family attached dwelling units with accommodations for two, three, or four families per platted lot, with a maximum of eight dwellings per structure. For attached structures providing for more than four single family units, two lots shall be required. Two two-family structures may be permitted on a platted lot." A maximum of 350 dwelling units is permitted. The C.U.P. also authorizes front yard setbacks of 10 feet although garages must observe a 20-foot minimum setback. Side yards may be zero or five feet. Because of the great flexibility allowed in this C.U.P., a site plan must be approved by the Director of Planning prior to issuance of building permits. Any side lot utility easements which may be needed will be granted after site plan approval.
- A. Since the associated C.U.P. includes the large area known as "Reserve B" of Echo Hills 2nd Addition, this final plat shall also include that area.
- B. A Homeowners' Association shall be formed to own and maintain the platted reserves, as well as common areas within the platted lots, such as common drives and parking areas. If additional lands are to be added to this Association in the future, provisions should be made for this. The Association shall be incorporated and by-laws and covenants shall be filed. A clause giving the City authority to maintain the reserves if they are not properly maintained by the association shall be included in the covenants.
- C. The applicant shall be advised that unless the balance of Lots 8 and 19 in Block 14 and Lot 19 in Block 12, Echo Hills 2nd Addition are replatted in the future, they may not be able to obtain building permits because they would be only portions of platted lots.

- D. The applicant shall petition or re-petition for the following improvements:
- 1) paving of all interior streets;
 - 2) sidewalks adjacent to both sides of all interior streets;
 - 3) sanitary sewer to serve all lots;
 - 4) water to serve all lots;
 - 5) construction of storm water sewers and the necessary drainage improvements within the reserves.
- E. The City Engineer's representative shall be prepared to comment on the need for temporary turnarounds on Pine Grove, Cardington, and Covington.
- F. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. A note shall be added to the face of the plat stating that building setbacks shall be in accordance with the C.U.P. It shall also state that no setback from a street on a corner lot shall be less than 10 feet.
- H. Approval of this final plat shall be subject to approval of the associated C.U.P. and zone change by the Board of City Commissioners.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.