

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11.

October 23, 1997

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER:

S/D 97-80 FOX POINTE 3RD ADDITION

OWNER/APPLICANT:

Leewood Homes, Inc., 3500 North Rock Road,
Wichita, KS 67226

SURVEYOR/ENGINEER:

Mid Kansas Engineering Consultants, Inc., 411
North Webb Road, Wichita, KS 67206

LOCATION:

South of 29th Street North and west of Webb
Road

SITE SIZE:

.75 acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA:

15,735 sq.ft.

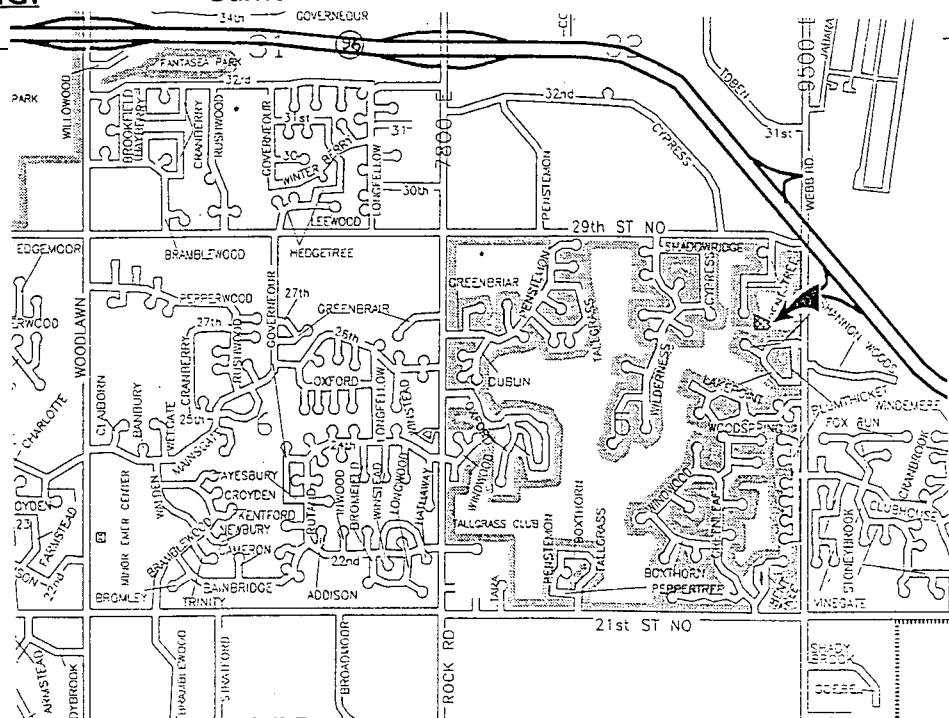
CURRENT ZONING:

SF-6, Single Family

PROPOSED ZONING:

Same

VICINITY MAP



Note: This is a replat which alters the lot configuration from an east-west orientation to north-south.

STAFF COMMENTS:

- A. City Engineering needs to comment on the situation involving existing guarantees for the site and any requirements for providing new guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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.)
- D. 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.
- E. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- F. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- I. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

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- J. Proposed Lot 1 does not directly abut a street, in violation of the Subdivision regulations. A waiver would need to be approved if an access easement is provided through Lot 2.
- K. The signature block for the Chairperson of the MAPC should read Richard Lopez.
- L. The applicant is reminded that a platting binder is required. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- M. The centerline of Greenbriar Court must be denoted by CL.