

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

October 6, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-89 - Westwood Village 4th Addition

OWNER/APPLICANT: State Bank of Colwich

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of intersection at 13th Street No.,
Hoover & Curtis

SITE SIZE: 4.65 acres

NUMBER OF LOTS

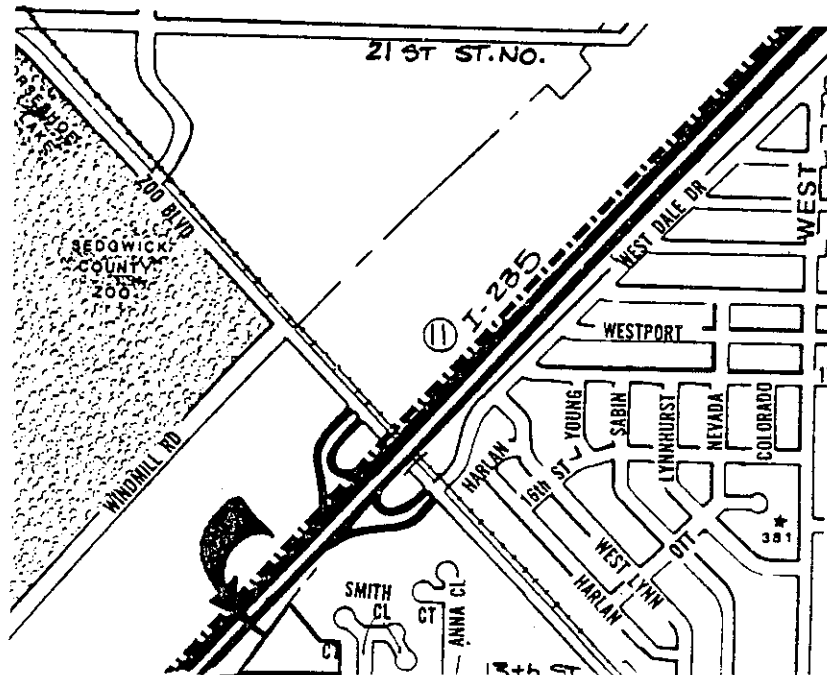
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 6,000.sq. ft.

CURRENT ZONING: "R-6" General Residence District

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. The applicant shall guarantee the paving of the unpaved portion of 13th Street to the west line of Lot 1. *shall include sidewalk*
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The final plat shall indicate the platting of a 25-foot front yard building setback for Lots 1 thru 18 on the respective 13th Street Courts.
- K. The final plat shall indicate a 25-foot "building setback and utility easement" adjacent to the south line of Lots 1, 5, 6, and 18.
- L. The final plat shall indicate the platting of "complete access control" to 13th Street North across the south line of the plat, from Lots 1, 5, 6, and 18. Also, the final plat shall indicate the platting of "complete access control" to I-235 across the west line of the plat, from Lots 1, 2, 3, 10, 11, and 12.

- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.
- Q. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

October 20, 1988

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/06/88)

CASE NUMBER: S/D 88-89 - Westwood Village 4th Addition

OWNER/APPLICANT: State Bank of Colwich

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of intersection at 13th Street No.,
Hoover & Curtis

SITE SIZE: 4.65 acres

NUMBER OF LOTS

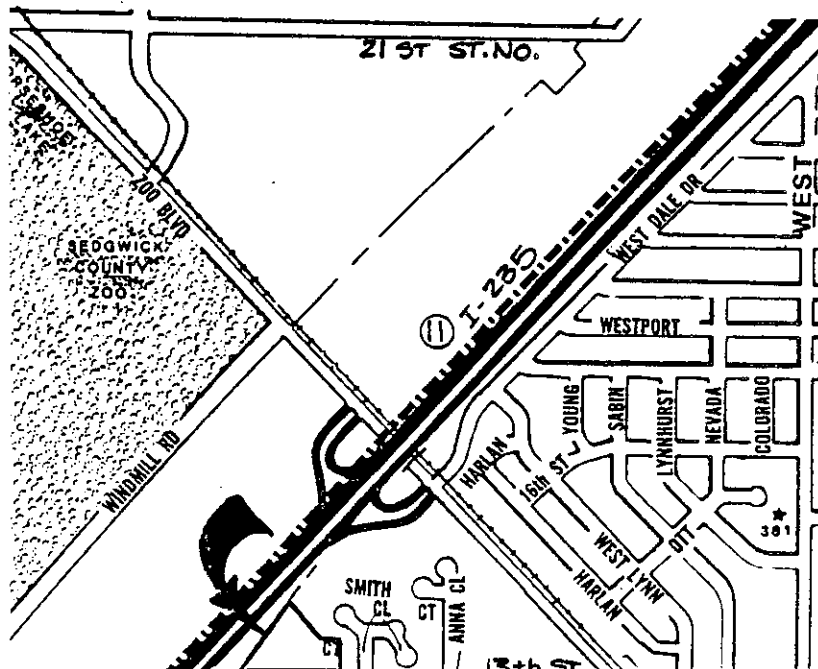
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "R-6" General Residence District

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Since this property is being platted for the development of single-family homes, the applicant shall request that this property be down-zoned to the "AA" zoning district. Approval of this preliminary plat is subject to approval of this zone change case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. The applicant shall guarantee the paving of the unpaved portion of 13th Street to the west line of Lot 1. As required for a collector, this guarantee shall include a sidewalk along the north line of 13th Street, adjacent to the area requiring paving.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. 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.
- K. 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.

- L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. On the final plat tracing the MAPC chairman signature block shall indicate the chairman appointed as of October 13, 1988.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?