

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

August 6, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-31 - SUNRIDGE 3RD ADDITION

OWNER/APPLICANT: Gray Development, Inc., 204 North Woodchuck,
Wichita, KS 67212

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

LOCATION: South of 21st Street North and east of 119th
Street West

SITE SIZE: 1.27 acres

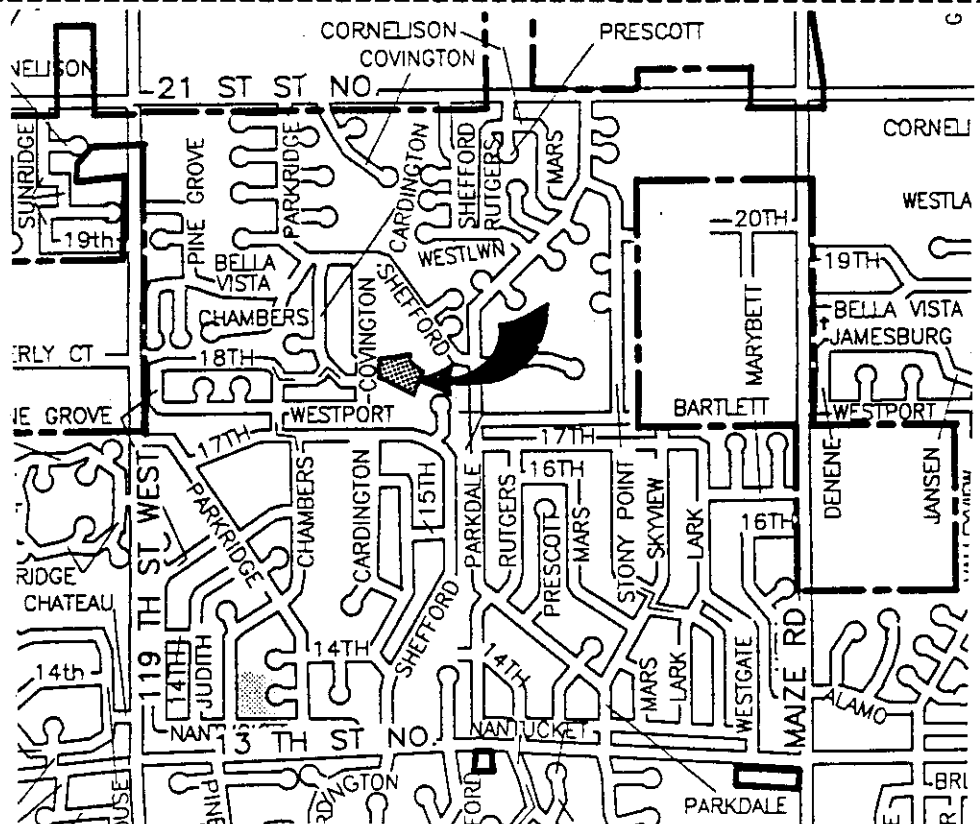
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 11,302 sq. ft.

CURRENT ZONING: "A" two-family

VICINITY MAP:



NOTE: This Addition involves a replat of a Reserve originally platted for open space, playground, etc. type uses for the Sunridge 2nd Addition. The same uses have also been indicated for this site in the Country Village Community Unit Plan (CUP), DP-118 which covers this area. The lots now being platted from the previous Reserve B of the Sunridge 2nd Addition, corresponds to Parcel 2 of the CUP. The applicant has proposed this change to residential lots because a public park is now being planned just to the north of the site. Since lots have not yet been sold in the Sunridge 2nd Addition, no homeowners association has yet been formed which would have been involved in the Reserve's ownership and maintenance.

STAFF COMMENTS:

- A. Since this is a replat of an area just recently platted, with petitions already provided for needed improvements, City Engineering needs to indicate its requirements in regard to guarantees for this Addition. That is, do existing petitions need to be amended, are lot square footages all that is needed or are new petitions required such as to extend sanitary sewer to Lot 1?
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-118 which allows Parcel 2 (Reserve B of the Sunridge 2nd Addition) to be used for residential purposes.
- D. The applicant is advised that any lots with split zoning ("A" two-family and "AA" one-family) are intended to be developed to the more restrictive use ("AA"). Since this control on development has been established through the CUP, a note shall be placed on the face of the final plat tracing indicating that this site is subject to conditions of the Country Village Community Unit Plan, DP-118, on file with the Metropolitan Area Planning Department.
- E. 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.
- F. 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.
- G. 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.

- H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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