

S/D No.: 85-24 Name: INWOOD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/28/85

DESCRIPTION

General Location: South of 37th Street North and West of Rock Road.
Owner: Killarney Investments, 8400 Killarney, Wichita, KS 67206
Surveyor/Engineer: Bill G. Yung Designs

1. Gross Acreage of Plat: 22.3 Acres ±
2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 4.4 Acres ±
4. Existing Zoning: "AA" under C.U.P.
5. Proposed Zoning: Same

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Parcel No. 7 Community Unit Plan (DP-115). Lot 1 corresponds to Parcel 2 which is being platted for cluster 4-plexes (36 d.u.s.); and Lot 2 is composed of Parcels 4 and 5 of the Community Unit Plan. Development is planned for a maximum of 310 units, ranging from duplexes to garden apartments.

- A. The applicant shall guarantee the extension of municipal water to serve each lot.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot. The City Engineer's representative shall be prepared to state if existing petitions on file provide sanitary sewer to this property and if a guarantee is not required by this plat.
- C. When 37th-Rock Addition was platted to the north, the street right-of-way for Inwood Street, adjacent to the west line of this plat, was dedicated by separate instrument. The representative from the City Engineer's Office should be prepared to comment on the status of the paving guarantee for this street right-of-way and if a revised guarantee should be submitted with this plat. The paving guarantee needs to provide for sidewalks on each side of this street.
- D. The applicant shall guarantee the drainage improvements required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. A copy of the 50-foot Cooperative Refinery easement shall be submitted for the plat file.
- G. The final plat shall reference that building setbacks are per the provisions of the Parcel No. 7 Community Unit Plan on file at the Wichita-Sedgwick County Metropolitan Area Planning Department.
- H. Since this plat proposes the platting of Lot 2 to cover two different Community Unit Plan parcels with two different types of residential uses, a revised site development plan for the C.U.P. shall be submitted. This revised site development plan shall be approved prior to the submitting of a final plat.
- I. The applicant is advised that the C.U.P. depicts development of Lot 1 with zero lot line homes. Since Lot 1 is not being platted for zero lot line homes, the owner needs to gain approval of a new site plan for the Community Unit Plan which depicts his proposal to develop the lot with clustered units. This site plan will need to be approved prior to the issuance of building permits.

- J. As required by the Community Unit Plan, a Homeowners' Association needs to be provided for at the time of platting. The applicant shall submit a covenant which states when the Homeowners' Association will be formed.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.