

May 12, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-31 STEVE KELLEY 4th ADDITION

OWNER/APPLICANT: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of 13th Street North and east of Hoover

SITE SIZE: 1.8 Acres

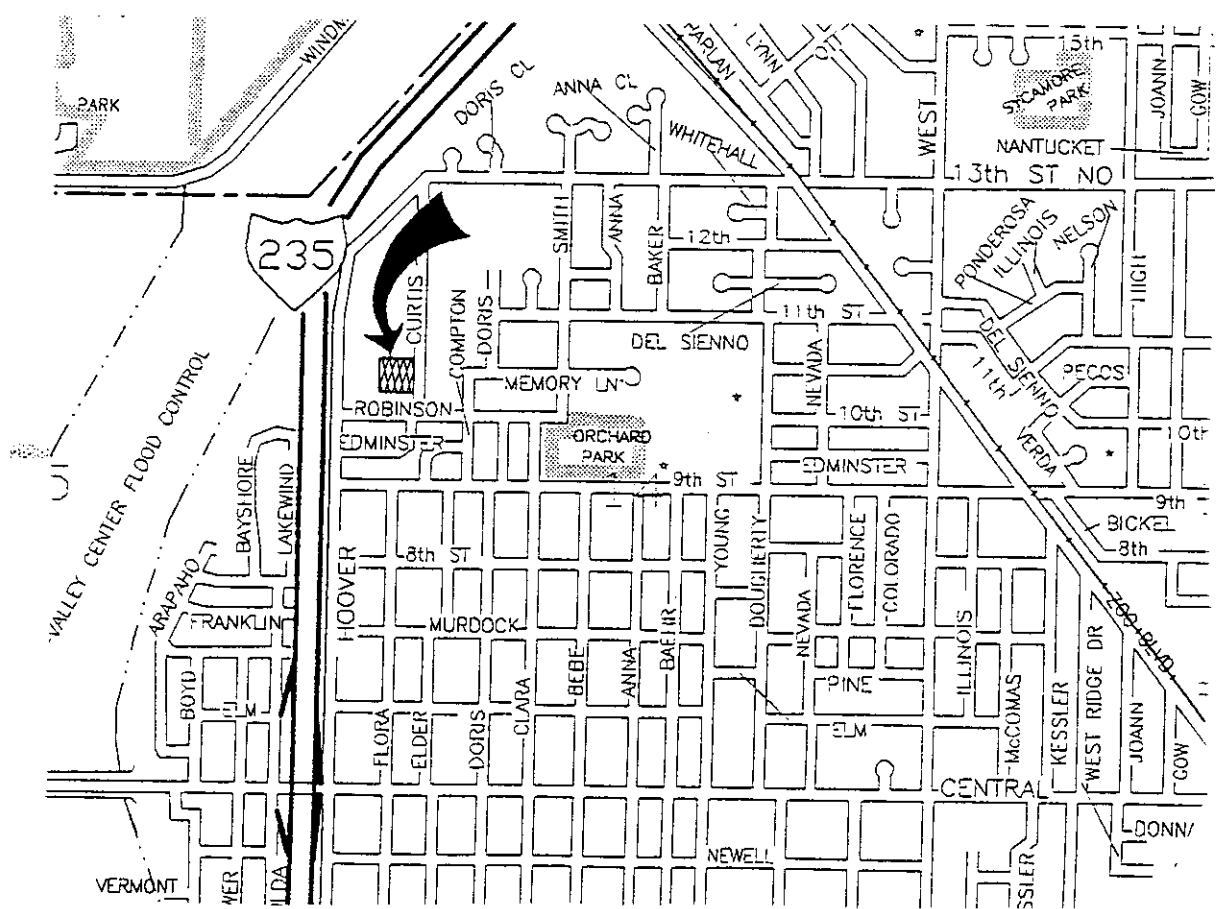
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 8,250 square feet

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: Development in this area has been hampered by drainage problems, which in large part is due to Curtis Street being unpaved at this location. The plat, Donna's 3rd Addition, immediately east of this site on the opposite side of Curtis was allowed to be platted but with a covenant that prohibited building on the lots fronting Curtis until such time as Curtis was paved and the drainage problems at that location were consequently solved. Although this plat appears to be creating a large area intended for drainage such as a detention area, the paving of Curtis still needs to be addressed. Apparently, the owner of this site is also the owner of the lots in Donna's 3rd Addition adjacent to Curtis.

STAFF COMMENTS:

- A. The applicant shall submit a guarantee for the paving of Curtis from Robinson to the north line of this plat.
- B. Sanitary sewer and water are already available to this site. City Engineering needs to indicate if this site is responsible for any additional costs for these facilities.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate a 25-foot building setback to Curtis.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.
- H. Prior to this plat being released for recording, the applicant shall provide proof that as indicated in the platting binder 1993 and all other applicable property taxes have been paid.
- I. 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.
- J. 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.
- K. 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.

Perimeter closure computations shall be submitted with the final plat tracing. Section

5-101(c).

- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 13, 1994

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-31 STEVE KELLEY 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 12, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a guarantee for the paving of Curtis from Robinson to the north line of this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be included in the paving guarantee.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate a 25-foot building setback to Curtis.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.
- G. Prior to this plat being released for recording, the applicant shall provide proof that as indicated in the platting binder 1993 and all other applicable property taxes have been



paid.

- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 19, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67211
Mike Lindebak, City Engineer