

April 6, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-23 KENSINGTON PLACE ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services, Inc., Attn: Tom Bishop, 2145 N. Topeka, Wichita, KS 67214

SURVEYOR/ENGINEER: Savoy, Bishop, & Ruggles, P.A., c/o Mark Savoy, 924 North Main, Wichita, KS 67203

LOCATION: Northwest side of Country Acres in an area north of 2nd Street North and west of Woodchuck

SITE SIZE: 4.737 Acres

NUMBER OF LOTS

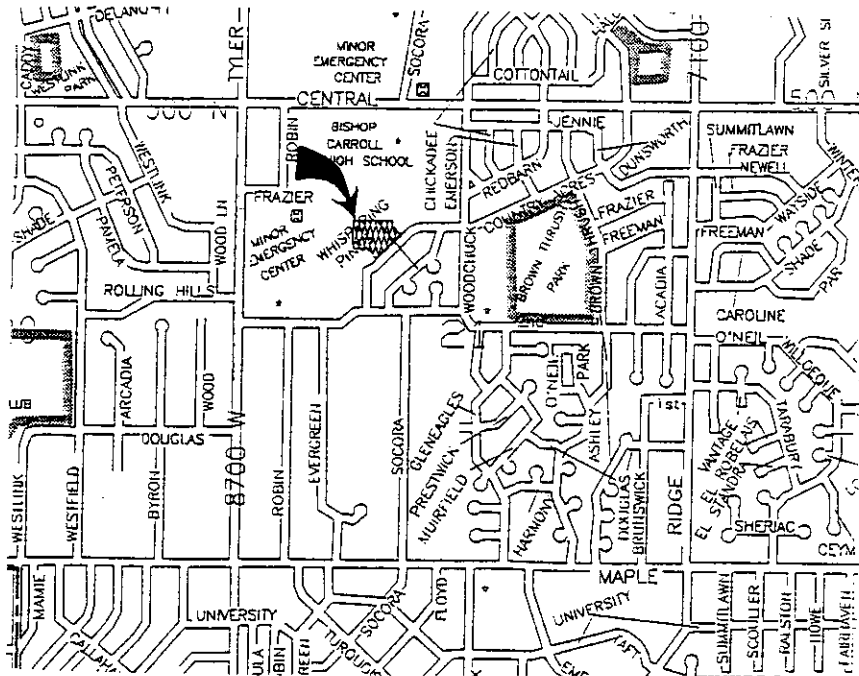
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 206,381.98 sq. ft.

CURRENT ZONING: R-6

PROPOSED ZONING:

VICINITY MAP:



NOTE: This subdivision involves a replat of a portion of an existing addition (Lot 6, Block 1, Whispering Pines Estates). Because the original, large building site has been divided into more than two (2) ownerships, platting rather than lot splitting was required. Apparently, public facilities are directly available to the site.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are needed for this site, including any requirements involving drainage.
- B. Based upon the site's zoning (R-6, general/multi-family) and the existence of sidewalks either side, a sidewalk certificate shall be submitted requiring the installation of sidewalks along Country Acres, adjacent to this site, at the time of the site's development.
- C. Prior to this plat being released for recording, proof shall be provided indicating that all appropriate property taxes have been paid. Presently the platting binder indicates outstanding property taxes of over \$16,000.
- D. 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.)
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- 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.