

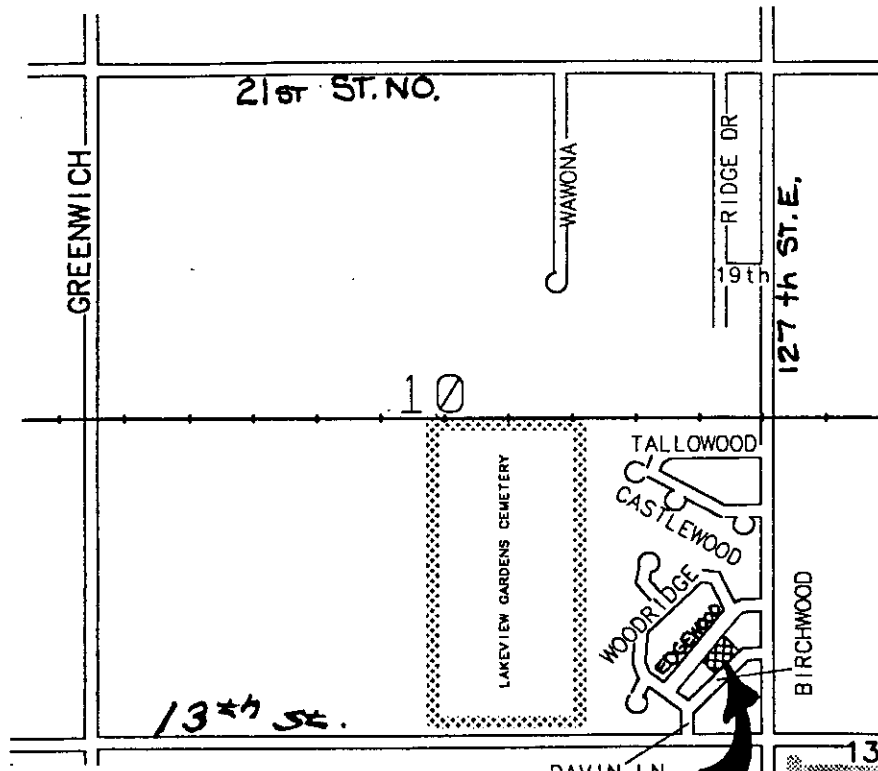
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
April 4, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-17 - MILLER'S COBBLESTONE ADDITION
OWNER/APPLICANT: Eugene Miller, 749 Phillips, Andover, KS 67002
SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION: West of 127th Street East in an area north of 13th Street North.
SITE SIZE: 2.46 Acres
NUMBER OF LOTS
Residential: 8
Office:
Commercial:
Industrial:
Total: 8
MINIMUM LOT AREA: 12,000 sq. ft.
CURRENT ZONING: "R-1" Suburban Residential (County)

VICINITY MAP:



NOTE: This site involves a replat of an area originally proposed as one large lot and for which a Conditional Use (CU-267) was approved for the clustering of detached, one-family structures.

STAFF COMMENTS:

- A. The applicant is advised that under the conditions of the Conditional Use (CU-267) this plat is interpreted to constitute the required site plan and is proposing to develop one detached single-family structure on each individual lot rather than clustered, detached, single-family structures on one overall lot.
 - B. The representative from County Engineering should be prepared to discuss any requirements that may be needed in regard to this site in terms of both existing or proposed improvements. Although most or all needed improvements are apparently in place through the original platting of this site, the County needs to verify if this site is still responsible for any existing costs associated with the improvements and/or if any other improvements need to be guaranteed.
 - C. Although an outside-the-city water agreement was required of the original Cobblestone Addition, the representative from the City's Water Department should be prepared to indicate if a new or revised agreement should be required for this replat.
 - D. The final plat shall reference a tie point to a previously platted lot corner or section corner.
 - E. Submission of the title report is required with a final plat, but was not submitted. A copy of the title binder shall therefore be submitted to Planning prior to the plat tracing being submitted for City Council review.
 - F. 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.
 - G. 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.
 - H. 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.
 - I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
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- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, as indicated previously, Engineering needs to comment on existing or needed improvements. Further, the area immediately east of this site required a minimum building pad elevation and Engineering should verify that no such requirement affects this site.

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