

November 2, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-76 - HUNTINGTON PLACE 4TH ADDITION

OWNER/APPLICANT: Keith L. Anderson - Huntington Corp.

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: In an area west of Maize and south of 13th St. N.

SITE SIZE: .81 acres

NUMBER OF LOTS

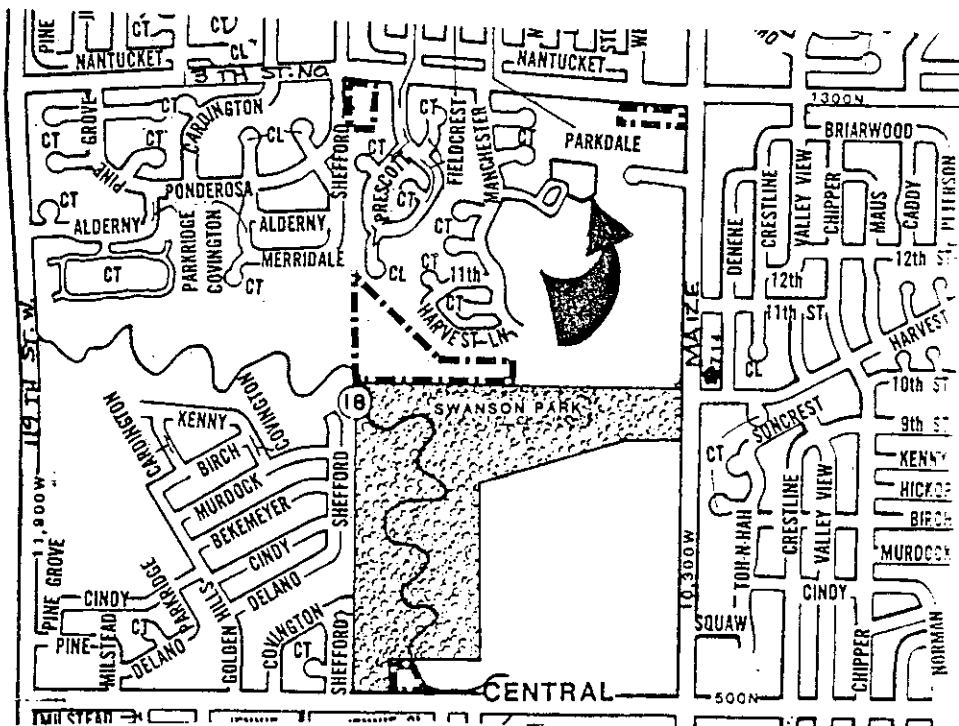
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 7,762 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat involves a replat of a portion of the Huntington Place Addition. While this plat is creating four lots out of what was originally platted for five lots, a replat is required in order to vacate certain features associated with the original plat and to allow for the major reorientation of lots proposed by this replat. This area is within the Huntington Place C.U.P. (DP-152), with this particular site designated for the development of patio homes.
- A. City Engineering needs to indicate if new petitions need to be submitted to guarantee improvements originally associated with the Huntington Place plat or if existing petitions can be amended. The applicant shall also provide City Engineering with square footages for these lots, so if needed, existing specials can be recalculated.
 - B. The applicant shall guarantee the abandonment of the water line not being provided for or covered by a utility easement due to this replat. Any relocation of water meters required by this replat shall also be guaranteed.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Since this property is a replat of a portion of the Huntington Place Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
 - E. The applicant shall also resubmit for this plat, a restrictive covenant which provides for four (4) off-street parking spaces per dwelling unit and calls out restrictions for lot-owner use of the 15-foot street, drainage and utility easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
 - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. 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 67202-1888
(316) 268-4561

November 3, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-76 - HUNTINGTON PLACE 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 1989, 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 provide City Engineering with square footages for these lots, so existing specials can be recalculated.
- B. The applicant shall guarantee the abandonment of the water line not being provided for or covered by a utility easement due to this replat. Any relocation of water meters required by this replat shall also be guaranteed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property is a replat of a portion of the Huntington Place Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- E. The applicant shall also resubmit for this plat, a restrictive covenant which provides for four (4) off-street parking spaces per dwelling unit and calls out restrictions for lot-owner use of the 15-foot street, drainage and utility easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.

- F. Prior to this plat being submitted to the City Council for review. The applicant shall submit a letter from ARKLA indicating that satisfactory arrangements have been made for the relocation of this utility's gas lines.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, November 9, 1989 at 1:30 p.m. if you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Keith L. Anderson, Huntington Corp., 1125 S. Rock Rd.,
Wichita, KS 67207
Mike Lindebak, City Engineer