

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

September 15, 1994

STAFF REPORT
(Final Plat, Preliminary Plat Approved 8/4/94)

CASE NUMBER: S/D 94-69 LARK 2ND ADDITION

OWNER/APPLICANT: Kelsey Investments, Attn: Paul Kelsey, 11535 14th Street Circle, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Kellogg on the west side of Lark Lane

SITE SIZE: 17.45 Acres

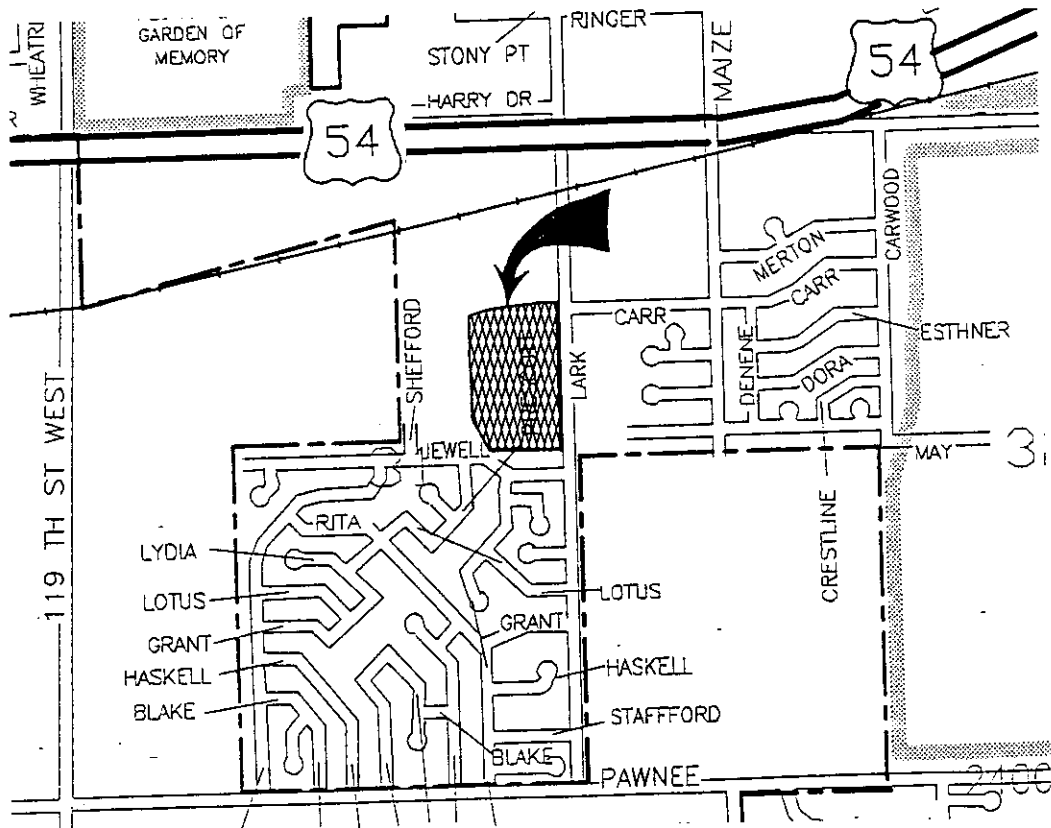
NUMBER OF LOTS

| | |
|--------------|----|
| Residential: | 69 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 69 |

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA" City One-Family Dwelling

VICINITY MAP:



NOTE: The preliminary plat (Lark Addition) approved August 4, 1994, consisted of 158 acres with 456 lots between 119th Street and Lark Lane. This second final plat is for the east 17.45 acres only.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of a sidewalk along one side of Esthner/Mars/Dora.
- D. The applicant shall guarantee the paving of Lark Lane to urban collector standards, including sidewalk(s).
- E. The applicant shall guarantee all drainage improvements, including storm sewers, required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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.