

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
May 17, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-30 - TALLGRASS EAST 4TH ADDITION

OWNER/APPLICANT: Ritchie Development Corp. c/o Jack Ritchie,  
8100 E. 22nd St. N., Bldg. 500, Wichita,  
KS 67226

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northeast corner of 21st Street North and  
Clubhouse, approximately 1/2 mile east of Rock  
Road.

SITE SIZE: 14.26 Acres

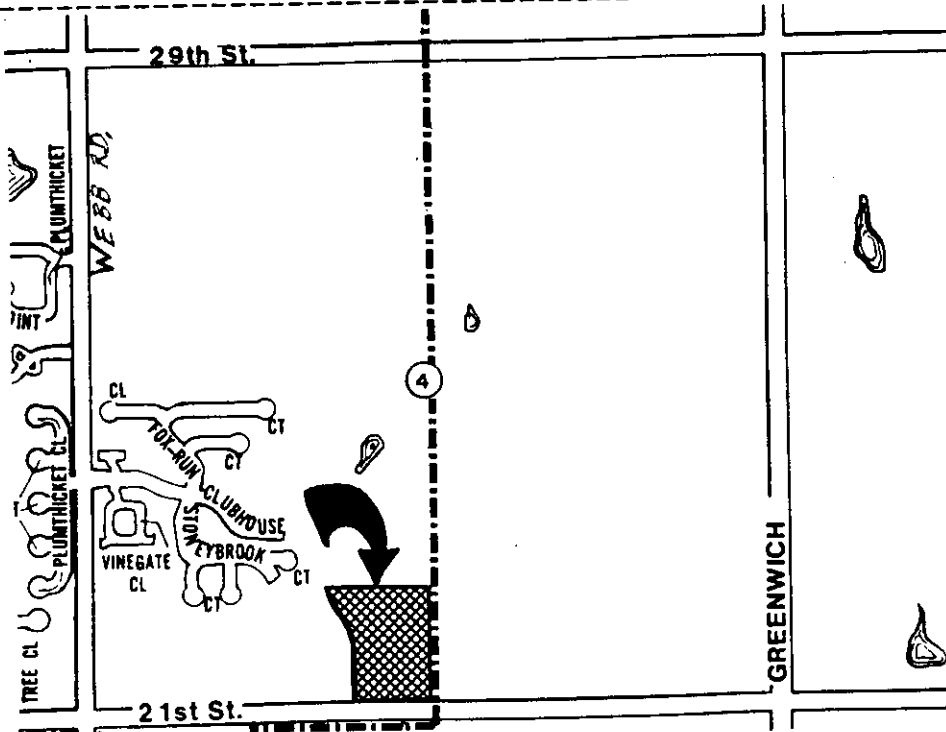
NUMBER OF LOTS

Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 11,400 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-163)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat has been accepted in final form since it basically involves a replat intended to change lot sizes. This site was originally platted as Block 4 and a portion of Block 1 of the Tallgrass East 3rd Addition. No changes in street configuration and only minor changes in easements are being proposed. This plat is indicating 36-lots as compared to the 44-lots originally platted. This plat is within the Tallgrass East Residential C.U.P., DP-163 and corresponds to Parcel 6.

A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.

B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall further indicate that this development is part of and responsible for ownership and maintenance of the reserves associated with the original plat for the overall area.

C. 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. 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.

E. On the final plat tracing, the MAPC's signature block shall indicate the appropriate chairman (a new chairman is to be appointed).

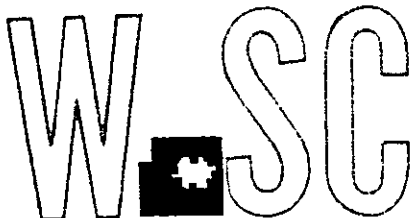
F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

May 18, 1990

Ritchie Development Corp.  
c/o Jack Ritchie  
8100 E. 22nd St. N., Bldg. 500  
Wichita, KS 67226

Re: S/D 90-30 TALLGRASS EAST 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, 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 resubmit petitions to guarantee the provision of water, sanitary sewer, street paving and drainage improvements required for this replat. Any charges against abandoned projects shall also be paid off.
- B. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall further indicate that this development is part of and responsible for ownership and maintenance of the reserves associated with the original plat for the overall area.
- C. 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.

- D. 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.
- E. On the final plat tracing, the MAPC's signature block shall indicate the appropriate chairman (a new chairman is to be appointed).
- F. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- 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. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. 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.

S/D 90-30 Tallgrass East 4th Addition  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 24, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:sm

Enclosure

cc: Professional Engineering Consultants, c/o Gary Wiley, 303  
South Topeka, Wichita, KS 67202  
Mike Lindebak, City Engineer