

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 12, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-57 - WALKER'S COBBLESTONE ADDITION ^{2nd}

OWNER/APPLICANT: Donald L. and Melva Burt-Walker, 8041 Dresden, Wichita, KS 67207

SURVEYOR/ENGINEER: Armstrong Land Survey, P. A., 1021 E. Waterman - Suite 4, Wichita, KS 67211

LOCATION: West of 127th Street East and north of 13th Street North

SITE SIZE: 1.02 Acres

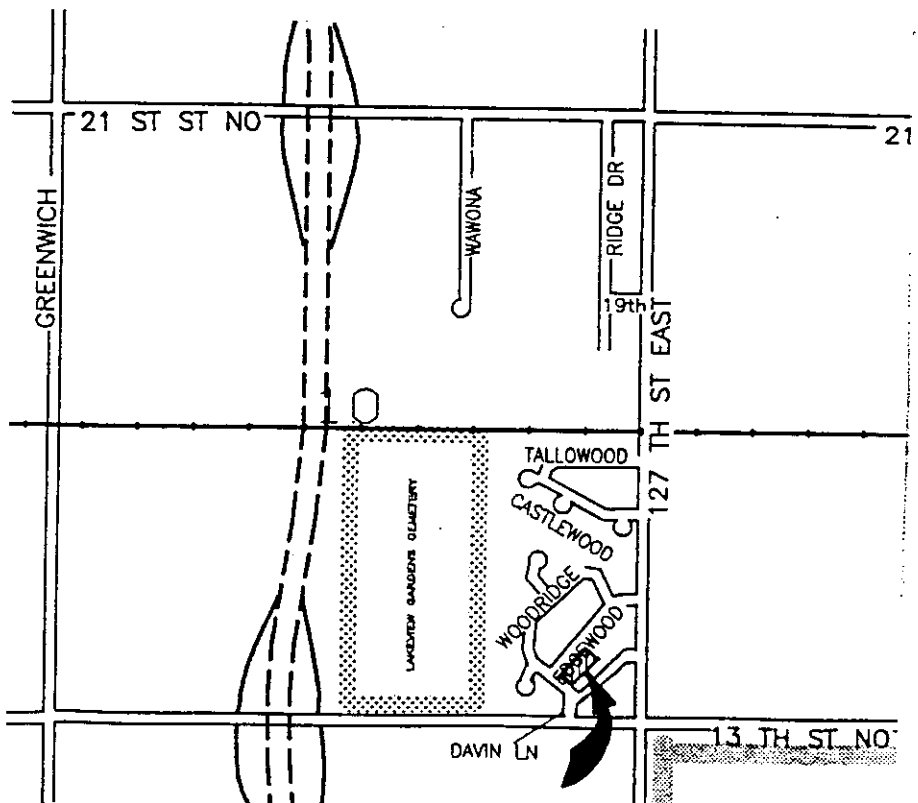
NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 0.33 Acre

CURRENT ZONING: "AA" (County) CU-267

VICINITY MAP:



NOTE: This plat represents the third replat of an area originally approved for a conditional use (CU-267) and platted for the clustering of detailed one-family structures on large lots. As with the previous replats, this plat is now depicting traditional, individual lots for single-family development.

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, detailed, single-family structures on one overall site.
- B. All necessary public facilities are apparently in place. County Engineering needs to indicate if any additional requirements, such as drainage need to be guaranteed.
- C. This site is using a City of Wichita water line and while an existing outside-the-city water agreement was required for the original Cobblestone Addition, the Water Department representative needs to indicate if a new agreement is needed for this replat.
- D. The applicant is advised that this plat is within 3-miles of Wichita, and consequently must also be submitted to the Wichita City Council for approval. The Mayor's and City Clerk's signature block shall therefore be provided in the final plat tracing.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate L. O. Breckenridge Jr. as chairman.
- F. The applicant's agent is reminded that a platting binder is to be submitted at the time that the final plat is submitted. Forwarding of this plat to the City Council will be subject to any applicable requirements found upon review of the platting binder which must be submitted before or with the final plat tracing.
- 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.
- L. The representative from County 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.