

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

December 22, 1994

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 94-81 WILDERNESS AT THE PARK 2ND ADDITION

OWNER/APPLICANT: A. J. and Carol Soerries, 1350 N. Firefly, Wichita, KS 67235

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

LOCATION: Southwest corner of Denene and Maize Road

SITE SIZE: 30,331 sq. ft.

NUMBER OF LOTS

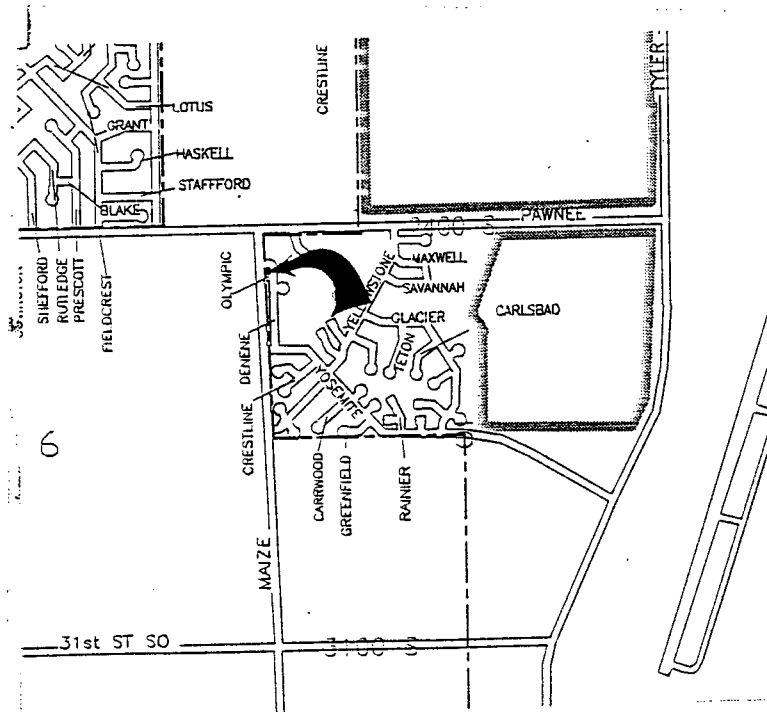
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



NOTE: This site has been involved with several previous plats or replats. The plat which immediately preceded this plat [Wilderness at the Park (1st)] Addition was itself a replat of the "The Park" Addition. In replatting "The Park" Addition, however, one lot on that Addition was unable to be included as part of Wilderness in the Park Addition. Consequently, various compromises were made in regard to Reserves, street dedications, etc. to accommodate a property not within the ownership of the Wilderness in the Park development. When and if ownership of the lot was obtained or participation of the owner(s) could be obtained, it was expected that a replatting of the site and adjacent properties would be undertaken. That is the apparent purpose of this plat.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any new guarantees or revisions need to be provided or if an agreement for redistributing existing specials is sufficient.
- B. To assure that this Addition has both the rights to use but also is responsible for the costs of maintaining the Reserves platted as part of the "1st" Addition, the applicant shall either submit copies of existing documents which establish such a situation or submit a new covenant for recording which satisfies such a condition.
- C. As indicated in the platting binder, a Mortgage on this site was also being held by Twin Lakes State Bank. The final plat tracing shall either indicate this bank as a signee or proof provided that this mortgage has been released or that the mortgage has been assigned to Emprise Bank.
- D. On the final plat tracing, the MAPC signature block shall be amended to indicate John McKay, Jr. as Chairman.
- E. 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.
- F. 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.
- G. 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.
- 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.