

June 6, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-35 BRADFORD NORTH 2ND ADDITION
OWNER/APPLICANT: 3 A-H INC., c/o Jay Russell, P. O. Box 9007, Wichita, KS 67277
SURVEYOR/ENGINEER: Poe and Associates, c/o Kenny E. Hill, 434 N. Oliver, Wichita, KS 67208
LOCATION: South of 29th Street North and west of Tyler Road
SITE SIZE: 6.3 Acres

NUMBER OF LOTS

Residential:
Office:
Commercial:
Industrial:
Reserves: 2
Total: 2

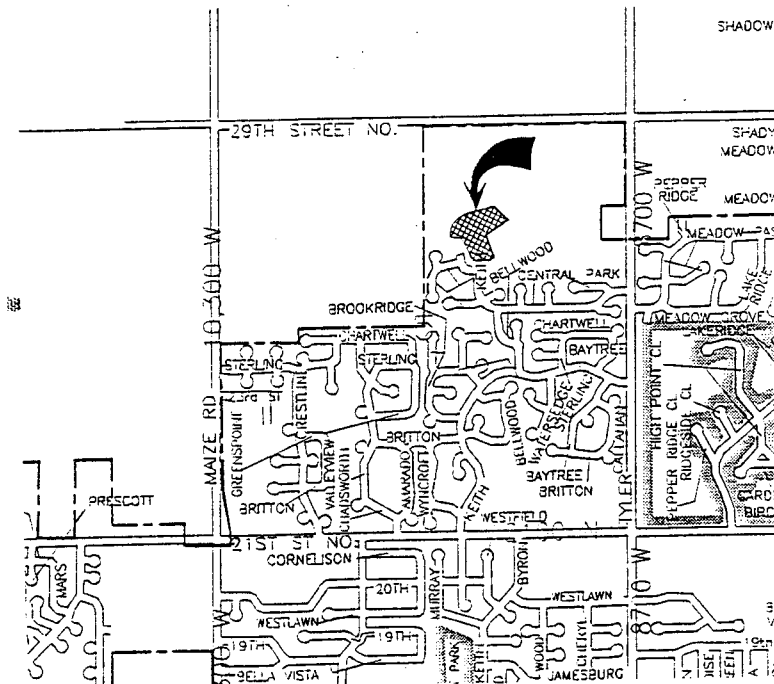
MINIMUM LOT AREA:

CURRENT ZONING: "AA" Now "SF-6"

PROPOSED ZONING: "AA" Now "SF-6"

VICINITY MAP:

*No Visible
SS or SWS*



NOTE: This Addition involves a replat of an area originally included within the Bradford North (1st) Addition. The previous area involved both Reserve areas but also a number of residential lots. This replat will eliminate the residential lots and create two, larger Reserves. The smaller Reserve is intended for a neighborhood swimming pool while the larger Reserve is apparently needed for drainage purposes. The replatting was needed in order to vacate lots, building setbacks, easements, etc., potentially in conflict with the uses for which the Reserves were being established.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate requirements in regard to the guarantees previously provided for this site (Bradford North (1st)). That is, are new guarantees required or can an agreement to respread special assessments be provided.
- B. The applicant shall resubmit covenants or other appropriate legal documents indicating that this site will be owned and maintained by the Homeowners' Association originally intended to be responsible for such Reserves. That is, it is expected that these Reserves will still come under the ownership and use of the Homeowners' Association formed or to be formed for the Bradford North (1st) Addition.
- C. The applicant shall submit, as specified in the Subdivision Regulations, a swimming pool site plan for Reserve B. Such a site plan is subject to approval by the Planning Director.
- D. On the final plat tracing, the Northeast line of the plat and the legal description shall be amended to properly indicate a dimension of 279.09 feet in place of the 172.09 feet now being indicated.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- I. The representatives 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.