

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

October 19, 1995

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 95-72 BUCKHEAD 2ND ADDITION

**OWNER/APPLICANT:** Paul E. Kelsey, 11535 14th St. Circle North, Wichita, KS 67212

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

**LOCATION:** North of Central and west of 119th Street West

**SITE SIZE:** 13.53 Acres

**NUMBER OF LOTS**

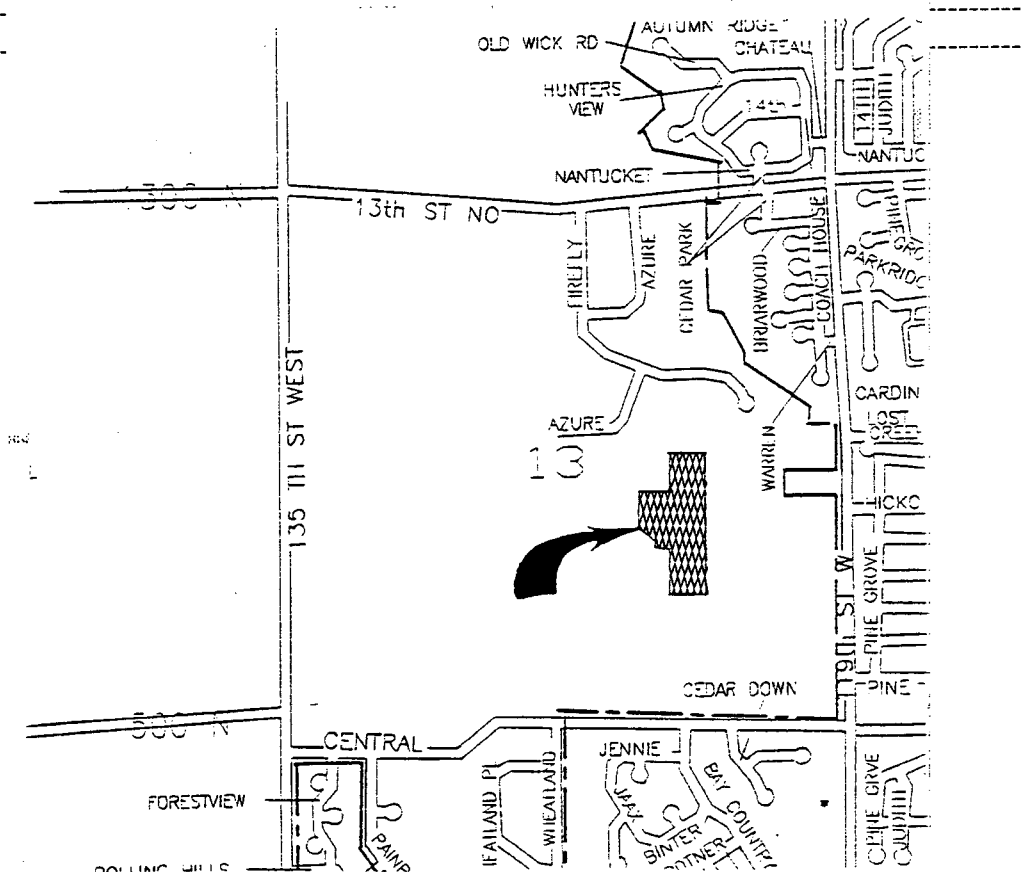
Residential:	44
Office:	
Commercial:	
Industrial:	
Total:	<u>44</u>

**MINIMUM LOT AREA:** 9,807 sq. ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This plat involves a replat of a portion of the recently completed (recorded 8/14/95) Buckhead (1st) Addition. Basically, the applicant is creating nine (9) additional lots by replating an area shown as a Reserve on the original Addition. These additional lots are at the north end of Cedar Down Ct. (Cir.) as located north of Hickory. To allow for the lengthening of this cul-de-sac street, the applicant has also replatted this street with a 64-foot rather than 58-foot right-of-way. This change, therefore, also required a replating of the lots along Kenney Ct. (Cir.).

STAFF COMMENTS:

A. Since this site had been previously platted and guarantees submitted for water, sewer, paving, etc. improvements, **City Engineering** needs to indicate requirements for amending existing petitions and/or if additional petitions need to be submitted.

B. If new or additional guarantees (petitions) are to be provided, a Certificate of Petitions shall be provided to Planning for recording.

C. Since this site was originally involved with requirements concerning the ownership and maintenance of Reserves and if necessary the City's right to maintain any related drainage, the applicant shall resubmit covenants or provide other documentation assuring that this Addition will continue to be both responsible for but also benefit from the remaining Reserves and their associated uses originally established by the Buckhead (1st) Addition.

D. 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.

E. On the final plat, all three (3) cul-de-sac street segments shall be indicated as Circles rather than Courts. The Court suffix is intended to be used if the cul-de-sac street is using the same name as the street from which it originates (i.e., Hickory Court would also be appropriate for these street segments).

F. As required for the original plat, for lots adjacent to the Reserves having lake or drainage functions, minimum building pad elevations shall be established and properly indicated on the final plat.

G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

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. (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.)

- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage concept. Further, **Engineering** needs to verify any minimum building pad requirements for this site.

December 21, 1995

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 10/19/95)

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

**LOCATION:** North of Central and west of 119th Street West

**SITE SIZE:** 13.53 Acres

**NUMBER OF LOTS**

Residential:	38
Office:	
Commercial:	
Industrial:	
Total:	<u>38</u>

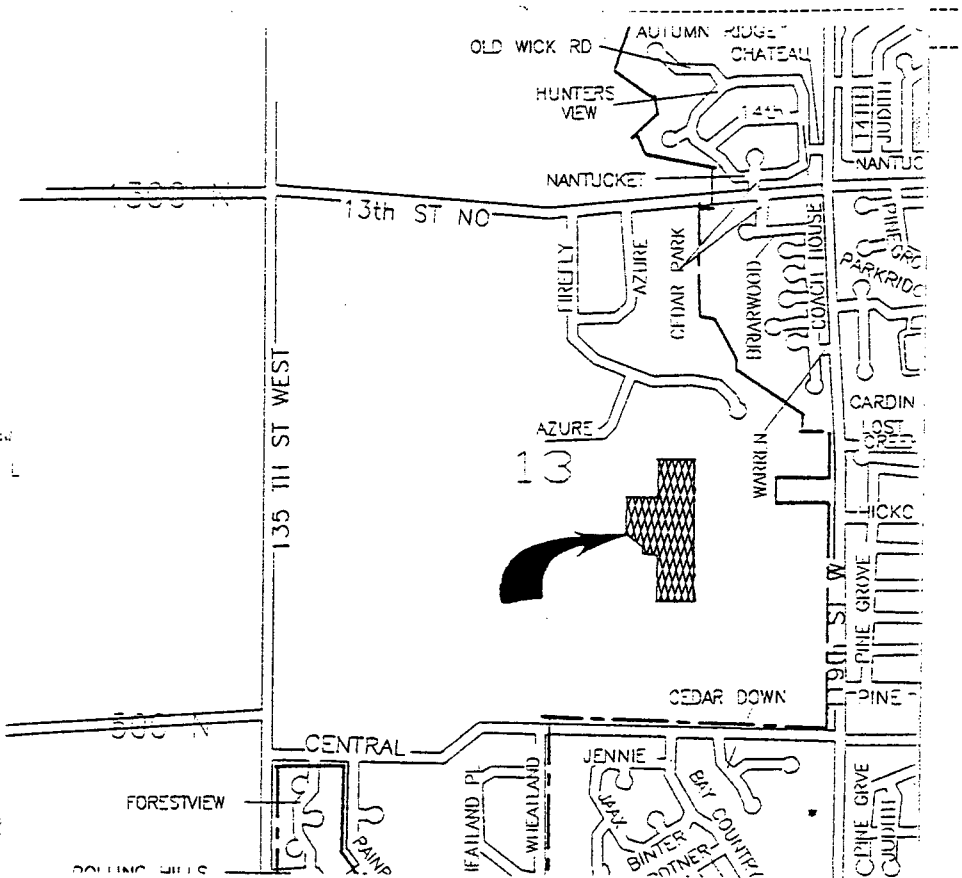
**MINIMUM LOT AREA:** 9,807 sq. ft.

**CURRENT ZONING:** "AA"

*M 18: SW I*

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This plat involves a replat of a portion of the recently completed (recorded 8/14/95) Buckhead (1st) Addition. Basically, the applicant is creating nine (9) additional lots by replatting an area shown as a Reserve on the original Addition. These additional lots are at the north end of Cedar Down Ct. (Cir.) as located north of Hickory. To allow for the lengthening of this cul-de-saced street, the applicant has also replatted this street with a 64-foot rather than 58-foot right-of-way. This change, therefore, also required a replatting of the lots along Kenney Ct. (Cir.).

STAFF COMMENTS:

A. The applicant shall resubmit petitions for the improvements required to serve this site.

B. For the new guarantees (petitions) to be provided, a Certificate of Petitions shall be provided to Planning for recording.

C. Since this site was originally involved with requirements concerning the ownership and maintenance of Reserves and if necessary the City's right to maintain any related drainage, the applicant shall resubmit covenants or provide other documentation assuring that this Addition will continue to be both responsible for but also benefit from the remaining Reserves and their associated uses originally established by the Buckhead (1st) Addition.

D. 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.

E. On the final plat tracing, all three (3) cul-de-saced street segments shall be indicated as Circles rather than Courts. The Court suffix is intended to be used if the cul-de-sac street is using the same name as the street from which it originates (i.e., Hickory Court would also be appropriate for these street segments). Further, in order to correspond to an existing street name, the street name Cedar Down"s shall be used rather than Cedar Down.

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. (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.)

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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- J. The final plat tracing shall indicate the utility easements requested by K.G.& E. which were indicated on the "marked" copy of the preliminary plat provided to the applicant's agent. Specifically, an easement (ten foot) was requested along the common lot line of Lots 26 and 27, Block 2.
- K. With the final plat tracing, the applicant shall submit copies of the various drainage, floodway, and right-of-way agreements noted on the platting binder. An explanation as to the nature and/or location of these features shall also be provided to Planning.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.