

DECEMBER 17, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-122 - BARRINGTON PLACE

OWNER/APPLICANT: Alban Born, c/o Arthur Borst

SURVEYOR/ENGINEER: Bill Yung Design/Professional Engineering
Consultants, P.A.

LOCATION: South side of 21st Street North, in an area west of
Ridge Road.

SITE SIZE: 43.8 Acres

NUMBER OF LOTS:

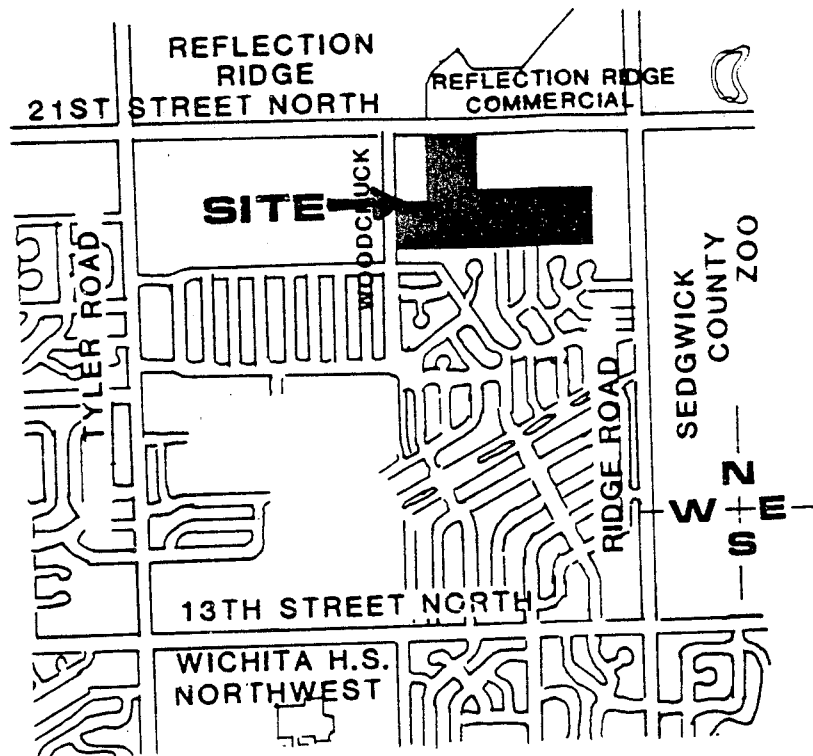
Residential:	151
Office:	
Commercial:	
Industrial:	
Total:	151

MINIMUM LOT AREA: 7,700 Sq. Ft.

CURRENT ZONING: "AA" and "R-1"

PROPOSED ZONING: "AA" (all lots after annexation)

VICINITY MAP:



BARRINGTON PLACE
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of Woodchuck adjacent to the plat. The paving petition shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant shall guarantee any medial improvements on 21st Street required as a result of this subdivision.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- K. 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.
- L. On the final plat, "complete access control" to Ridge Road shall be indicated across the east line of the plat.
- M. It is noted that the applicant desires to plat 20-foot frontyard building setbacks on all residential lots fronting streets with 58-foot rights-of-way.
- N. On the final plat, a 15-foot sideyard setback shall be indicated for Lot 1, Block 2, adjacent to Woodchuck.

- O. 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.
- P. Prior to submitting a final plat for scheduling before the City Council, all of this property must be annexed into the City. This will allow the platting of all of the proposed lot sizes.
- Q. 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.
- R. 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.
- S. 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.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.