

April 28, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-29 BAUER'S COBBLESTONE ADDITION

OWNER/APPLICANT: Harold V. Bauer, Attn: Greg Bauer, 6572 E. Central - Suite 204, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: North of 13th Street North and west of 127th Street East

SITE SIZE: 2.5 Acres

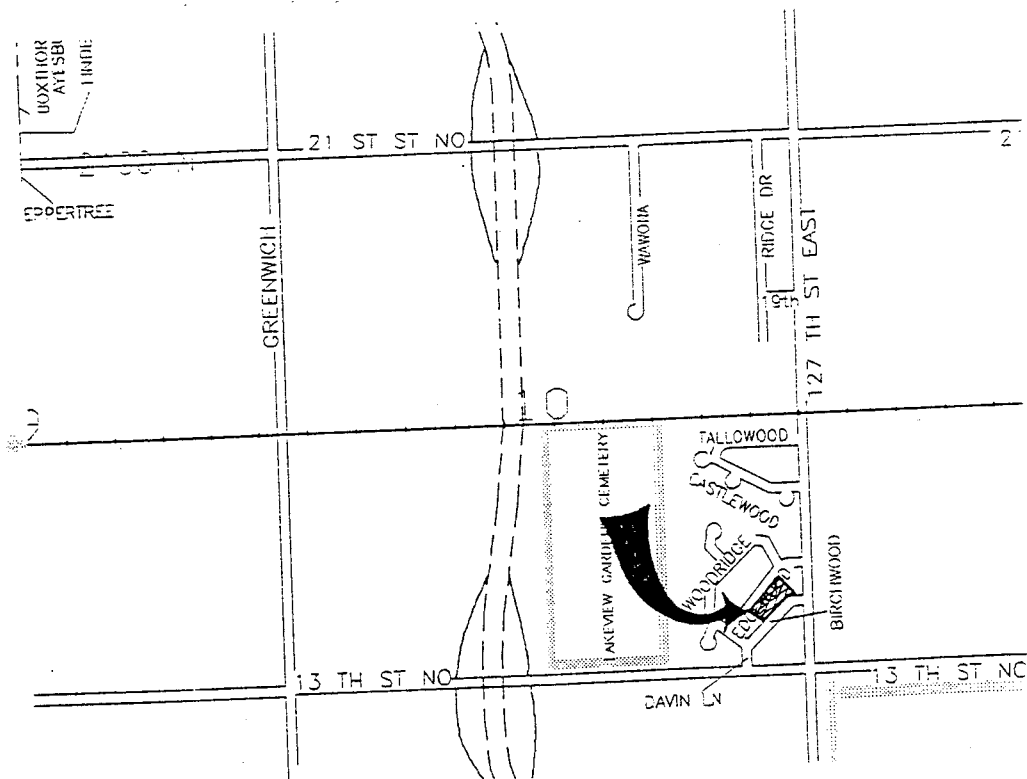
NUMBER OF LOTS

Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 12,000 sq. ft.

CURRENT ZONING: "AA" County - CU 267

VICINITY MAP:



NOTE: This plat is exactly the same as the Miller's Cobblestone plat submitted in 1991. That plat was approved as far as the Wichita City Council, but was not released for County Commission review because of outstanding property taxes. Rather than pay these taxes, the applicant apparently decided to not complete the plat and subsequently the plat file was closed. The present applicant is in the process of acquiring this site but again substantial property taxes will need to be paid. In regard to needed improvements, such improvements are already in place. The following comments generally reflect those involved in the Miller's plat.

STAFF COMMENTS:

- A. This site is under a conditional use (CU-267) which provides for a type development with clustered, detached, single-family structures on individual lots. However, this plat is now implying that conventional single-family development with one home per site (lot) will be provided. Consequently, the applicant shall submit a letter requesting that a resolution be passed eliminating the conditional use established for this site.
- B. Prior to this plat being released for County Commission review, a revised platting binder shall be submitted indicating that the property taxes have been paid and that the applicant has obtained ownership of the site.
- C. The applicant shall meet with County Engineering to remove or alter any restrictions of an existing covenant involving the original Crestview sewer system at this site.
- D. 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.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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.