



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/268-4421
FAX 316/268-4390

April 13, 1995

Savoy, Ruggles, & Bohm, P.A.
924 North Main
Wichita, KS 67203

Re: S/D 95-23 - KENSINGTON PLACE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on April 13, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 6, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mennonite Housing Rehabilitation Services, Inc., Attn: Tom Bishop, 2145 N. Topeka,
Wichita, KS 67214
Mike Lindebak, City Engineer

SEDGWICK COUNTY



April 6, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
313 268-4442
FAX 313 268-4090

Savoy, Bishop, Ruggles, P.A.
c/o Mark Savoy
924 North Main
Wichita, KS 67203

Re: S/D 95-23 KENSINGTON PLACE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

Handwritten: E. 2/2/95
Handwritten: M. S. H.
Handwritten: B.
As noted by City Engineering drainage improvements will be required at the time of site development. However, a needed off-site drainage easement shall be provided with the plat. This easement needs to be submitted to Engineering for review, then to Planning for processing with the plat.

Handwritten: B.
Based upon the site's zoning (R-6, general/multi-family) and the existence of sidewalks either side, a sidewalk certificate shall be submitted requiring the installation of sidewalks along Country Acres, adjacent to this site, at the time of the site's development.

Handwritten: C.
Prior to this plat being released for recording, proof shall be provided indicating that all appropriate property taxes have been paid. Presently the platting binder indicates outstanding property taxes of over \$16,000.

Handwritten: 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. (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.)

Handwritten: 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.

S/D 95-23 - KENSINGTON PLACE ADDITION

April 6, 1995

Page 2

- 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. If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 13, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Mennonite Housing Rehabilitation Services, Inc., Attn: Tom Bishop, 2145 N. Topeka,
Wichita, KS 67214
Mike Lindebak, City Engineer

April 13, 1995

STAFF REPORT
(Final Plat Approved 4/6/95)

CASE NUMBER: S/D 95-23 KENSINGTON PLACE ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services, Inc., Attn: Tom Bishop, 3033 W. 2nd St. N., Wichita, KS 67203-5321

SURVEYOR/ENGINEER: Savoy, Bishop, & Ruggles, P.A., c/o Mark Savoy, 924 North Main, Wichita, KS 67203

LOCATION: Northwest side of Country Acres in an area north of 2nd Street North and west of Woodchuck

SITE SIZE: 4.737 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 206,381.98 sq. ft.

CURRENT ZONING: R-6

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. As noted by City Engineering drainage improvements will be required at the time of site development. However, a needed off-site drainage easement shall be provided with the plat. This easement needs to be submitted to Engineering for review, then to Planning for processing with the plat.
- B. Based upon the site's zoning (R-6, general/multi-family) and the existence of sidewalks either side, a sidewalk certificate shall be submitted requiring the installation of sidewalks along Country Acres, adjacent to this site, at the time of the site's development.
- C. Prior to this plat being released for recording, proof shall be provided indicating that all appropriate property taxes have been paid. Presently the platting binder indicates outstanding property taxes of over \$16,000.
- 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. (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.)
- 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.