

February 20, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-103 - Final Plat of the Nett Park Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, 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 February 14, 1986.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Gaylan W. Nett, Sr., 1650 S. Meridian, Suite 7, Wichita, KS 67213
Mike Lindebak, City Engineer

S/D No.: 85-103 Name: THE NETT PARK ADDITION

Preliminary Approved: 12/5/85
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: Southeast corner of Maize Road and Yosemite Drive.
Owner: Gaylan W. Nett, Sr., 1650 S. Meridian, Suite 7, Wichita, KS 67213
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 22.5 Acres
2. Number of Lots:
 - Residential: 98
 - Office:
 - Commercial:
 - Industrial:
 - Total: 98
3. Minimum Lot Area: 6,300 Sq. Ft.
4. Existing Zoning: "R-5" & "LC"
5. Proposed Zoning: "AA" (Z-2735)

STAFF COMMENTS:

NOTE: This plat represents a replat of Lots 1, 2 and 3, Block 3, The Park Addition. This property is subject to the provisions of "The Park" Residential Community Unit Plan (DP-66), and represents the replatting of C.U.P. Parcel No. 6. Whereas the original C.U.P. depicted development of this property with apartments and townhomes, single-family dwellings are now planned. An associated zone case (Z-2735), requesting "R-5" and "LC" to "AA" will be heard by the City Commission on February 4, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets, including Yosemite Drive.
- D. The applicant shall guarantee the construction of storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The Yosemite Drive street paving petitions shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2735).
- I. Since the Community Unit Plan for this property depicts development of this site with garden apartments and townhouses, an adjustment to the C.U.P. is needed in order to provide for the single-family uses now proposed by this plat. This plat shall not be submitted for scheduling before the Board of City Commissioners until the needed C.U.P. adjustment has been completed.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.