

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

May 30, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-26 - BLT ADDITION

OWNER/APPLICANT: BLT Partners c/o Edward J. Roberts, 1020 N. Main, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: SE corner of Pearce and 12th St. N.

SITE SIZE: .3 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 12,635 sq. ft.

CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "RB" Four Family

VICINITY MAP:



NOTE: A request for a zone change to the "RB" four family dwelling district, has been submitted for this site (Z-3026). This case is scheduled for MAPC review at the June 6, 1991 meeting. The site is developed with sewer and water available and the adjacent streets are paved.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to any conditions of the associated zone change case (Z-3026).
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As provided for under the sidewalk ordinance, multi-family zoning requires the installation of sidewalks along adjacent streets (non-arterials). A fairly extensive sidewalk system exists in this general area and this block in particular is surrounded by sidewalk except for the section along 12th Street adjacent to this plat. Since 12th Street is built, the applicant shall submit a sidewalk certificate for the installation of sidewalk along 12th Street, adjacent to this plat.
- E. At the time that a final plat is submitted to Planning, a title report is also to be submitted. The title report, however, was not submitted with the final plat and shall therefore be submitted with the final plat tracing.
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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J. Recording of the plat within 30 days after approval by the City Council.

K. The representative from City 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.