

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

October 9, 1997

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER:

S/D 97-73 BARNUM ADDITION

OWNER/APPLICANT:

Jim Barnum, 4141 S. Seneca, Apt. 322,
Wichita, KS 67217

SURVEYOR/ENGINEER:

Baughman Company, P.A., 315 Ellis,
Wichita, KS 67211

LOCATION:

North side of MacArthur Road, east of Broadway

SITE SIZE:

3.33 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA:

27,000 sq. ft.

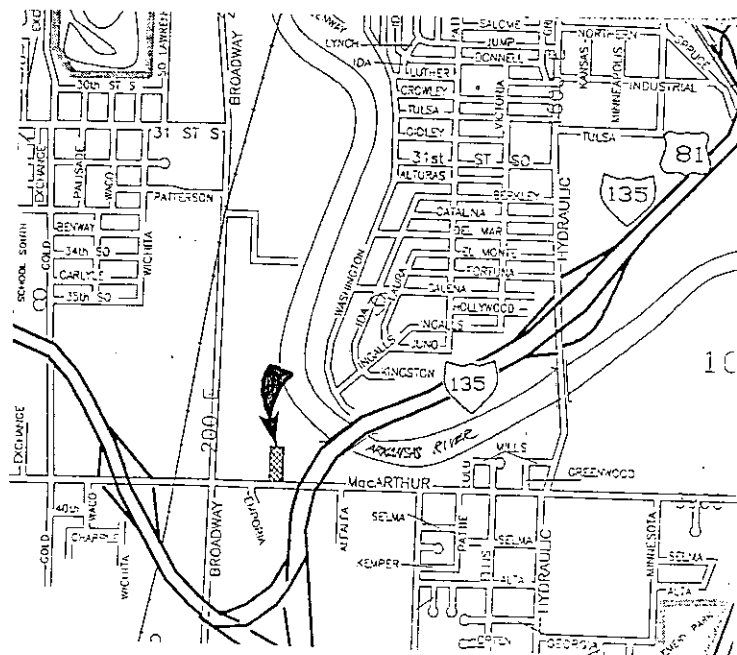
CURRENT ZONING:

SF-6, Single-Family Residential

PROPOSED ZONING:

GC, General Commercial

VICINITY MAP



Note: This plat is currently zoned SF-6. A request for a zone change (Z-3239) to GC zoning has been filed.

STAFF COMMENTS:

- A. It appears existing sewer and water service are available to the site. Engineer will need to comment on any guarantees or easements needed.
- B. Engineering needs to comment on the status of the applicant's drainage plan.
- C. Traffic Engineer needs to comment on the acceptability of access controls, and if any improvements are needed to MacArthur Road.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. 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.)
- F. 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.
- G. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- I. Perimeter closure computations shall be submitted with the final plat tracing.

- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- L. The MAPC Chairman signature block should be revised to read Richard Lopez.
- M. The applicant's agent is advised that the land being platted does not correspond with the legal description on the platter's text and in the platting binder.
- N. The applicant shall guarantee the closure of any driveway openings that exceed the number of allowed openings.
- O. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.