

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
April 6, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-20 - ARISTO FARMS ADDITION

OWNER/APPLICANT: Patricia P. Forney, 5500 N. West St., Wichita,
KS 67204

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: Northeast Corner of 53rd St. No. and West
Street

SITE SIZE: 3.6 acres

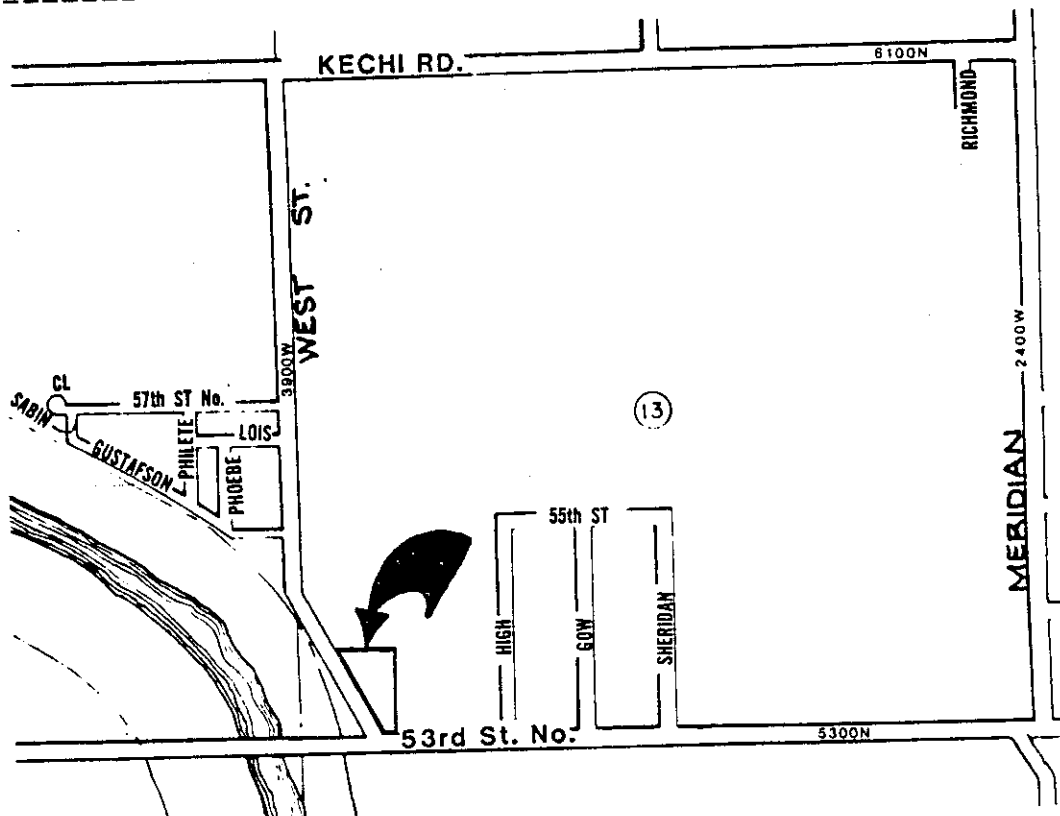
NUMBER OF LOTS

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

MINIMUM LOT AREA: 3.566 acres

CURRENT ZONING: R-1 Suburban Residential (CU-321)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The area being platted is associated with a conditional use (CU-321), which involves a request to establish a dog boarding kennel with associated crematorium unit. The conditional use has been approved subject to platting by March 15, 1990.
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
 - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - 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.
 - 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. 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. Recording of the plat within 30 days after approval by the City Council.
 - I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required? Also, Engineering needs to indicate the amount of right-of-way that exists for West Street adjacent to this plat and if additional right-of-way will be required. Engineering also needs to verify if the amount of access control being indicated on this plat is acceptable.

Note: This plat was submitted in final form only.