

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

April 6, 1995

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 95-22 DEINES ADDITION

OWNER/APPLICANT: Ella L. Deines, 1715 Maple, Wichita, KS 67213

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

LOCATION: West of McLean and north of 27th Street South

SITE SIZE: 0.85 Acres

NUMBER OF LOTS

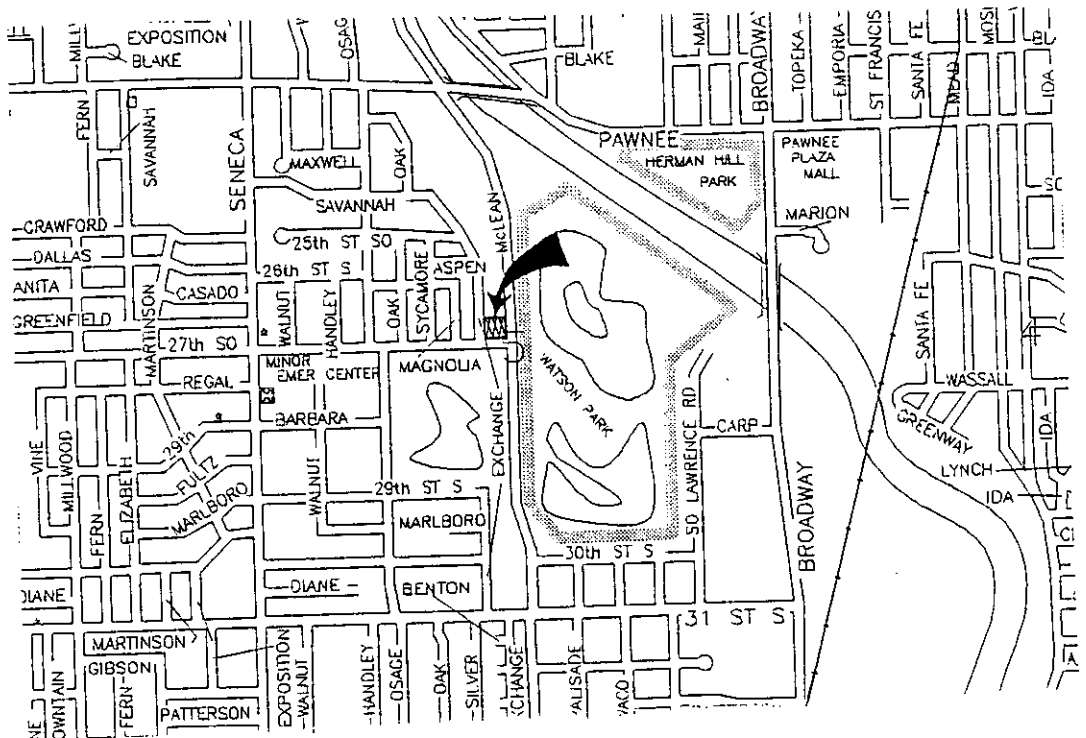
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 12,159.6 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



NOTE: While this plat involves a developed area of the City, the site has never been platted. Existing structures, including two (2) houses are indicated on the sketch plat. As now being platted, these homes will be divided by a common lot line between Lots 2 & 3. While under "AA" One-family zoning, it is common for a home to be built across a lot line, that is, a building site can involve a lot plus portions of an abutting lot, two homes cannot be allowed on the same "building site" [lot(s)].

STAFF COMMENTS:

- A. Prior to this plat being released for recording, one of the two existing houses located along the common lot line of Lots 1 & 2 shall be removed. A letter shall be submitted to Planning confirming this removal.
- B. Guarantees shall be provided for the relocation or abandonment of any public utilities not being covered by a utility easement. Specifically, a sanitary sewer line across Lot 2 will need to be abandoned due to the plat's vacation of the associated easement. Also, along the south line of Lot 3, what appears to be the extension of a public water line is not being covered by an easement. City Engineering and the Water Department representative need to confirm any such requirements.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 is advised that other structures located on this site will also need to be removed if or when development is requested for any of these lots. That is, on Lot 1 the indicated structures will be in violation of required sideyard setbacks if or when an individual requests permits to build a home on that lot. Similarly, even when one of the homes is removed from Lots 2 & 3, no other home can be allowed on either lot as long as one of these existing structures remain.
- 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. (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.)
- 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).
- 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.