

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

February 16, 1995

**STAFF REPORT**  
**(Final Plat)**

**CASE NUMBER:** S/D 95-7 D. EDWARDS ADDITION

**OWNER/APPLICANT:** Jean S. Beach, c/o Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207  
and  
Donald R. Edwards, 1021 Burrus Ct., Wichita, KS 67207

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

**LOCATION:** North of 34th Street North and west of Broadway

**SITE SIZE:** 0.54 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 7,651.89 sq. ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This site is located in the City with public facilities apparently available to the site. However, 39th Street North was dedicated back in the 1950's when an Addition to the east was platted and remains a gravel street to this day. Arkansas to the west of this site is a paved street and is indicated in the transportation plan as an arterial in this section of Wichita. Local residential streets throughout this area are mixed in terms of paving, with most unpaved, except for a limited number of older streets or some small, recent subdivisions.

STAFF COMMENTS:

- A. City Engineering needs to verify if any guarantees are required for sanitary sewer, water, or drainage improvements.
- B. The applicant shall attempt to obtain a valid paving petition to 34th Street North from Arkansas eastward to Jackson. *If failed need to sign affidavit*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being released for recording, the applicant shall submit a letter to Planning, indicating that the shed on Lot 3 has been moved out of the 15-foot building setback.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- L. The applicant's agent is reminded that a detailed lot grading plan needs to be submitted for any multi-lot residential plat.

Note: This plat has been submitted in final form only.