



STAFF COMMENTS:

- A. The platting of flag type lots such as Lot 3 of this proposed Addition, is intended to be used in cases where a need exists "for the purpose of securing or enhancing solar access on individual building sites." The flag lot is not intended to be a means to create additional building sites because of the inability to secure sufficient public access in areas that have been developed haphazardly. Further, the requirement for one-family lots to have 60 feet or more of lot width at the building setback line is based on normal setback distances of 25 feet from street right-of-way lines. As a pragmatic concern, long narrow flag lots, in areas surrounded by smaller conventional development creates potential problems especially with safety but also with the extension of services to such sites, on-street parking, trash service, and so forth.

If this applicant is unable to provide sufficient public access for three or potentially more lots from this existing site, the final plat tracing shall indicate no more than two (2) lots, with each lot at a minimum having 60-foot frontage to 33rd Street North.

- B. Based on the existing sewer lines in the vicinity of this Addition, a guarantee will apparently still be needed to extend sanitary sewer to one or more of the lots. City Engineering needs to confirm this requirement.
- 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. As indicated by the title binder back property taxes are due on a portion of this site and ownership is not yet vested in the individuals shown on the final plat. Prior to this plat being released for recording, the applicant shall provide proof that both of these situations have been resolved (taxes paid and ownership is as indicated on the plat).
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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.