

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. **4**
September 20, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-55 - PARKERSVILLE ADDITION

OWNER/APPLICANT: Thomas Parker, 1612 W. MacArthur, Wichita, KS 67217

SURVEYOR/ENGINEER: Air Capital Land Surveyors, Inc.

LOCATION: North side of MacArthur Road between Clarence and Seneca.

SITE SIZE: 1.73 Acres

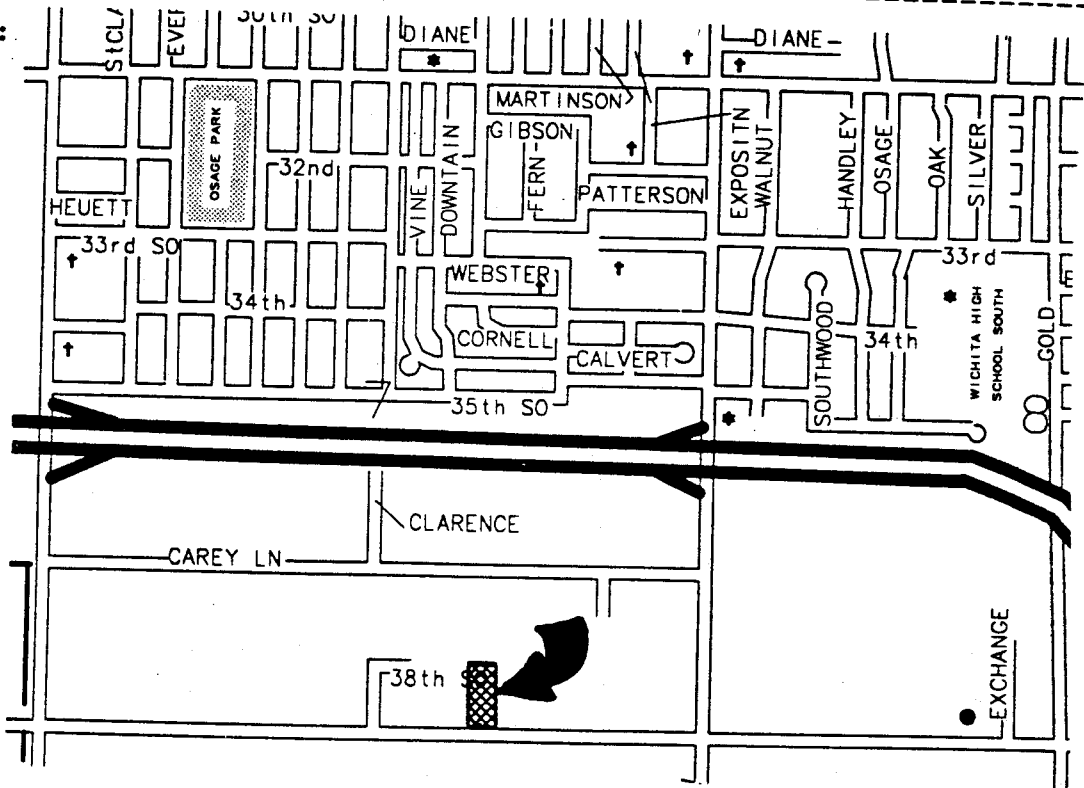
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 14,600 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering needs to indicate if this guarantee shall include the extension of water along both Tami Lane and 38th Street South.
- B. The applicant shall attempt to obtain both the right-of-way for the north half of 38th St. South and valid paving petitions for 38th St. South and Tami Lane.
- 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. When the western two lots of this site were platted in 1989 as the Thomas Parker Addition, the northwestern lot as depicted on this plat, was allowed to plat a panhandle out to MacArthur Road. This allowed that lot to have access by MacArthur Road rather than by an unpaved half street (38th St. S.). Under the Subdivision Regulations, half streets are to be avoided, particularly as a means of access to a platted lot.

Under the above indicated Subdivision Regulation the applicant should be required to use one of the following options:

1. Plat Lots 2 and 3 as a single lot, which can be lot split at a future date when a complete 38th St. S. is available.
 2. Covenant the two lots together until such time as 38th St. S. is constructed.
 3. Reorient the two northern lots into an east-west alignment. (This would require an extension of the sanitary sewer.)
 4. Provide a temporary ingress/egress easement across Lot 3 until such time as 38th St. S., is improved to this site.
- F. As indicated by the sketch plat, an existing house will be only 3.2 feet from the side lot line of Lot 1. While this was allowed for the original Thomas Parker plat, since the applicant is now indicating that the property to the east is within the applicant's control, it is recommended that the lot line between Lots 1 and 4 be shifted to allow for the normal side yard requirement of 6 feet. A 3.2 side yard may at some future date cause title problems which could require obtaining a variance under the zoning regulations.

- G. The applicant is advised that the platting of lots requiring access off of MacArthur Road may obligate these properties to participate in any future costs involved in improvements to MacArthur Road.
- H. On the face of the plat the word "Complete" shall be dropped from the area indicating "Access Control except for one opening per lot."
- I. On the final plat tracing the centerline of 38th St. S. shall be labeled.
- J. The applicant is advised that the MAPC will at its Sept. 13, 1990 meeting appoint new officers. The final plat tracing shall indicate the Chairman as appointed at that meeting.
- K. On the final plat tracing, the City's signature block shall be amended to indicate Bob Knight, Mayor and Pat Burnett, Deputy City Clerk.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. 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.