

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

JANUARY 28, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-3 - JAMES C. GREEN ADDITION

OWNER/APPLICANT: James C. Green, 3702 N. Arkansas, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of 36th Street North and Arkansas.

SITE SIZE: 1.1 Acres

NUMBER OF LOTS:

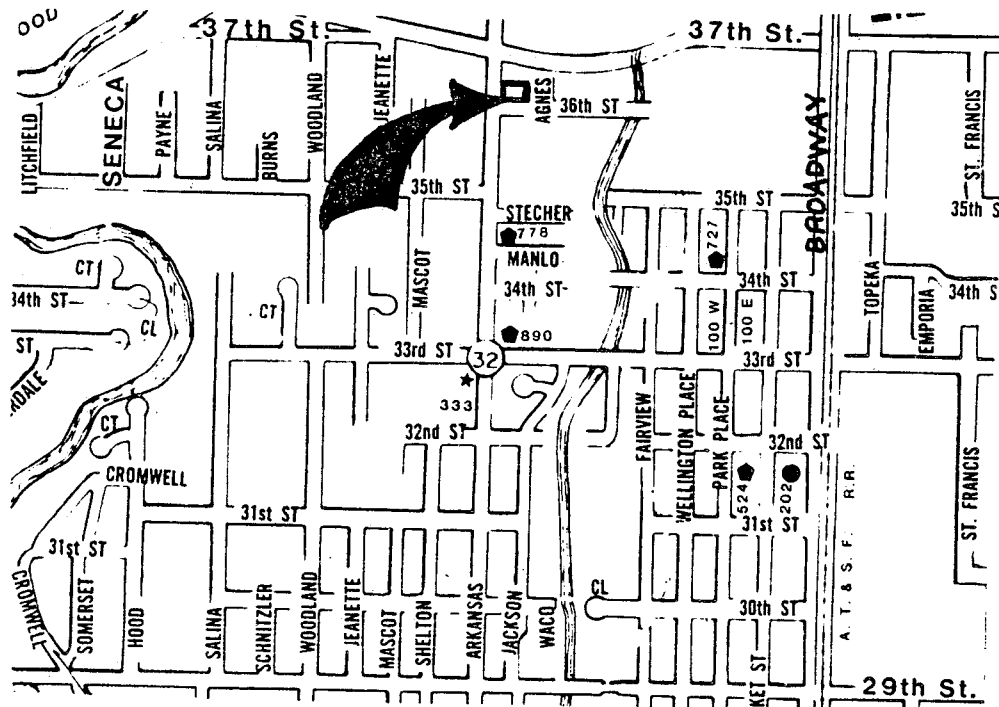
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 8,793 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

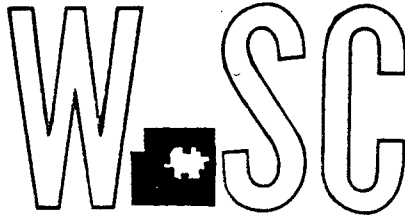
VICINITY MAP:



STAFF COMMENTS:

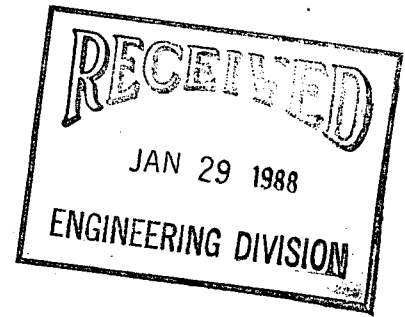
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall attempt to obtain a valid petition for the paving of 36th Street North adjacent to the south line of this subdivision.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, a 25-foot building setback shall be indicated on each lot from 36th Street North. A 20-foot sideyard setback shall be indicated from Arkansas Avenue on Lot 1.
- F. On the final plat tracing, "complete access control" shall be granted to Arkansas Avenue across the west line of Lot 1.
- G. The applicant shall guarantee the closure of the driveway to Arkansas Avenue from Lot 1.
- H. 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.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required by this plat?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



January 29, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 88-3 - JAMES C. GREEN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall attempt to obtain a valid petition for the paving of 36th Street North adjacent to the south line of this subdivision.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, a 25-foot building setback shall be indicated on each lot from 36th Street North. A 20-foot sideyard setback shall be indicated from Arkansas Avenue on Lot 1.
- D. On the final plat tracing, "access control except for one opening" shall be granted to Arkansas Avenue across the west line of Lot 1.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

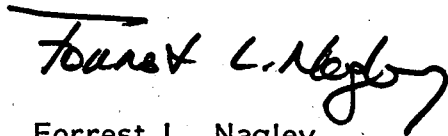
The enclosed "marked" copy of the final plat is for your information and files.

WICHITA - SEDGWICK COUNTY

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 4, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: James C. Green, 3702 N. Arkansas, Wichita, KS 67204  
Mike Lindebak, City Engineer