

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

October 1, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-46 - R. BEARD ADDITION

OWNER/APPLICANT: Ronnie Beard, 7617 W. Nantucket, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P. A., 311 South Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Douglas and Tyler

SITE SIZE: 1.16

NUMBER OF LOTS

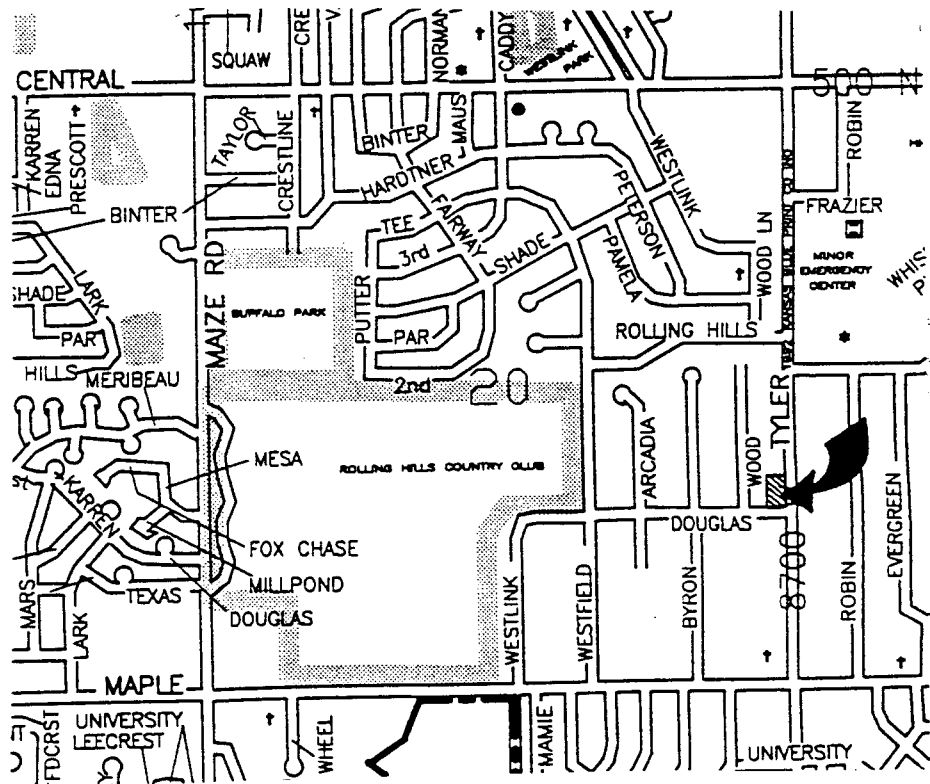
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 10,605 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING:

VICINITY MAP:



NOTE: This addition involves a replat of the eastern half of a lot originally platted in 1930 as part of the Westfield Acres Subdivision. The western half of this lot has been developed with two homes. Both these existing houses and other lots immediately adjacent to this site have been developed residentially with building sites of from 21,000 square feet to 25,000 square feet. By comparison, this proposed plat is indicating lots of just over 10,000 square feet.

STAFF COMMENTS:

- A. Based upon the existing conditions in this area the final plat tracing shall be redesigned to create no more than three (3) lots. Further, the Subdivision Regulations because of safety and traffic concerns indicate that residential additions should be designed so as to avoid lots fronting onto arterials. Because of the limitations of this site, this may not be avoided for all lots but two of the lots can and should be oriented to front on Douglas Avenue.
- B. On the final plat tracing, the one lot facing Tyler Road shall indicate access control except for one opening to this street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to indicate if the existing north-south easement along the west line of this plat is sufficient. In particular, the area of this easement and existing sewer line is occupied by a fairly dense row of trees and evergreens which would hamper access to the sewer line or could result in damage to the trees if repairs are needed to the sewer line.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- 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. 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.
- J. 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.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. 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.