

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

August 22, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-39 - M. & S. JONES ADDITION

OWNER/APPLICANT: S.R. Lunderman c/o Glen Mishler, Su Fox Realty, 2409 E. Pawnee, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South of MacArthur in an area west of Hydraulic.

SITE SIZE: 0.5 Acre

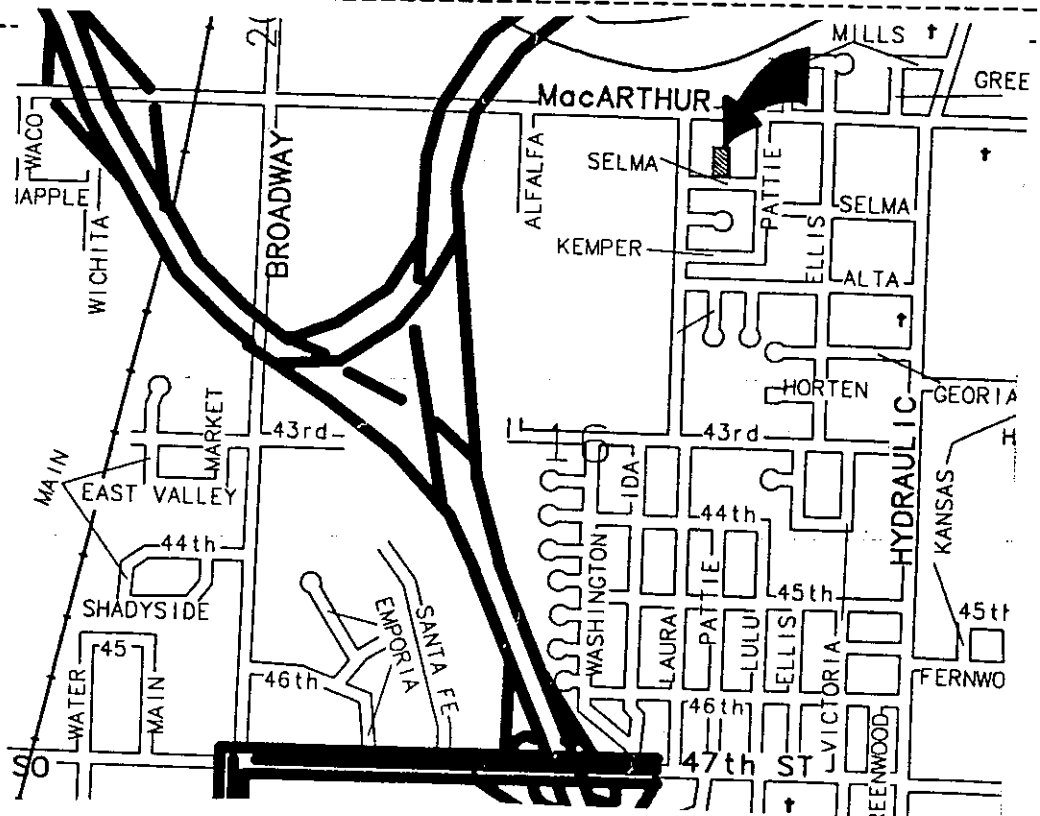
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 22,762.5 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: This property involves an unplatted tract located in a developed area. The adjacent street is paved, with the right-of-way being previously dedicated. Municipal water and sanitary sewer is also directly available to the site. The lot being platted is typical of the existing lots within the area.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 30 foot building setback shall be indicated to Selma. Lots in the area, such as in the Louis Addition to the west and south and the Christian Addition to the east have been platted with and developed based upon a 30 foot building setback.
- D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- 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. 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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