

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

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

JANUARY 14, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-124 - SEDONA ADDITION

OWNER/APPLICANT: Donald & Bethel Jo Harter, 8430 Lakeland Court,  
Wichita, KS 67207

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: At the southeast corner of Seneca and Barbara.

SITE SIZE: 0.49 Acre

NUMBER OF LOTS:

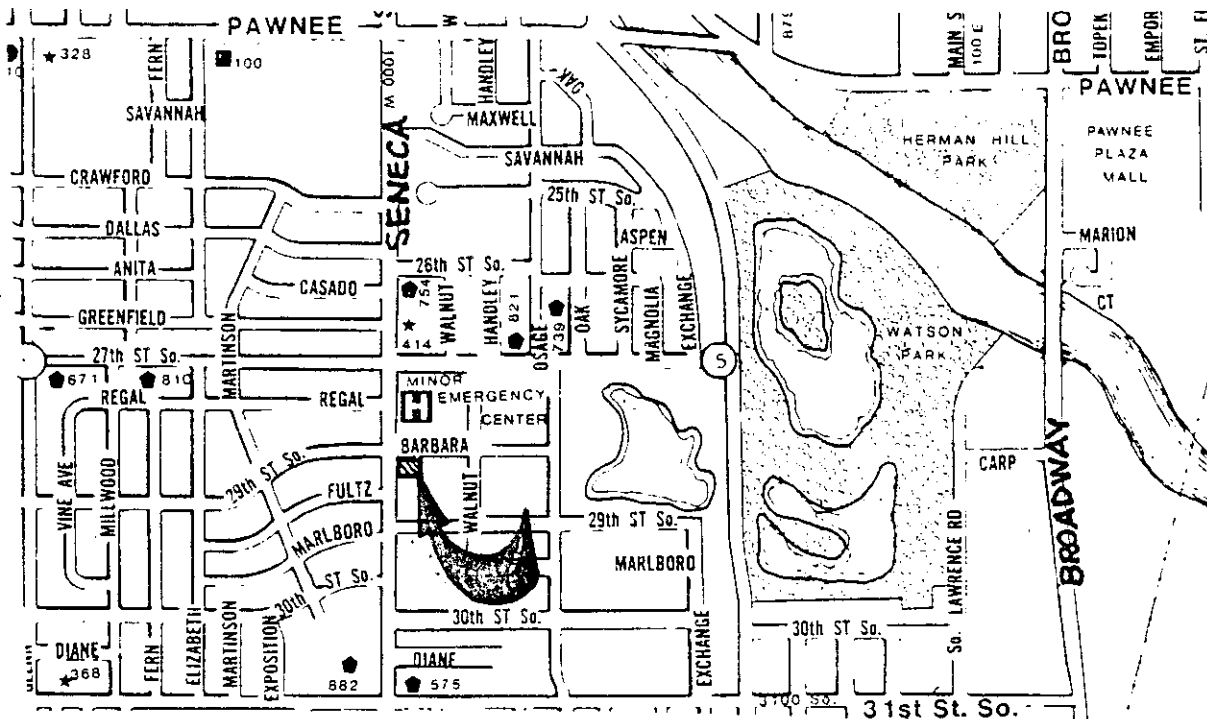
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 21,258 Sq. Ft.

CURRENT ZONING: "BB"

PROPOSED ZONING: "LC" (Z-2884)

VICINITY MAP:



STAFF COMMENTS:

NOTE: An associated zone case (Z-2884) requesting a zone change from "BB" (office) to "LC" (light commercial) zoning has been approved for this site, subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid paving petition for the paving of Barbara from the east line of Seneca to the east line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since a sidewalk system does not exist to the east, it is recommended that the sidewalk required on Barbara, by this lot's commercial zoning, be waived.
- E. On the final plat tracing, a 35-foot building setback from Seneca and a 20-foot building setback from Barbara, shall be indicated.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, references in the legal description and below the drawing shall be corrected to read F.A. Brown's (not Brown) Addition.
- H. On the final plat tracing, the M.A.P.C. signature block shall be amended to reference Elton Parsons, Chairman.
- I. For informational purposes, it is noted that this plat may create a landlocked portion of property for a portion of Lot 2, Block D, in F.A. Brown's Addition to the east of the plat. This portion of lot is, however, owned by the same person owning the portion of Lot 1, which abuts Barbara. Further, this site has been developed under one use.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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