

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
February 22, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-6 - SCHULTE COUNTRY STORE ADDITION

OWNER/APPLICANT: Almeda E. Faker c/o James W. Peters, 11012 Southwest Blvd., Wichita, KS 67215

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northwest corner of K-42 Highway and MacArthur Road

SITE SIZE: 1 Acre

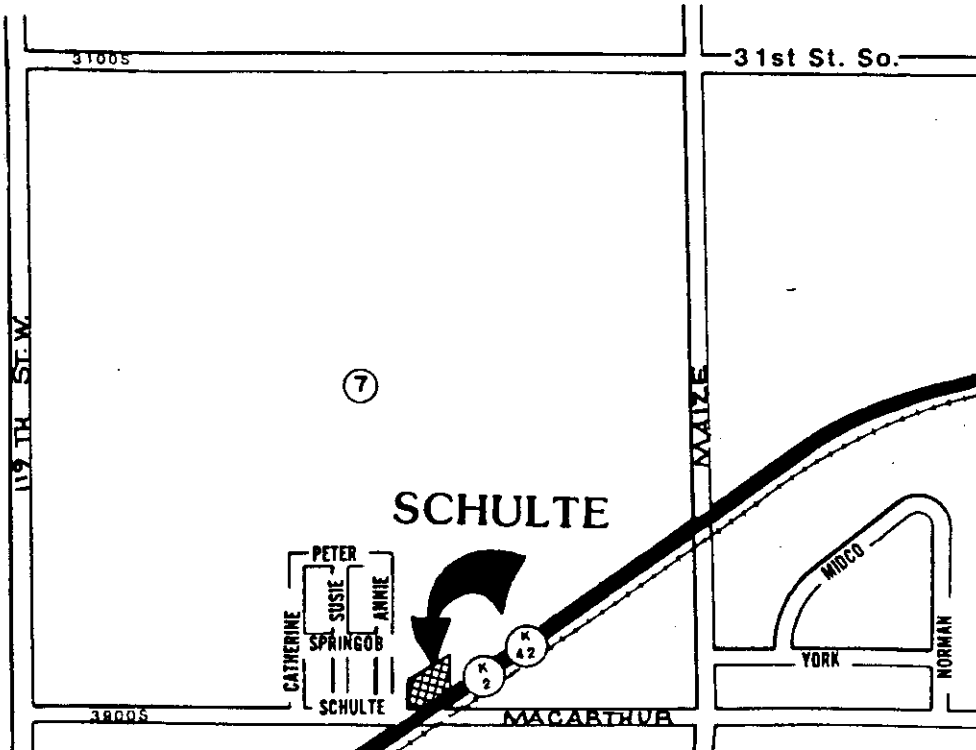
NUMBER OF LOTS

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

MINIMUM LOT AREA: 43,646 sq. ft.

CURRENT ZONING: Mixed: "R-1" Suburban Residential and "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, as required by the the County Zoning resolution, a 35-foot building setback shall be indicated along this plat's property line adjacent to K-42. Except, however, in the area of the existing structure the setback may be adjusted around this structure.
- E. The applicant is advised that the bulk of the undeveloped ground for Lot 1 is zoned "R-1". The applicant shall file, and gain approval for, a County zone case requesting "LC" zoning for this property prior to submitting a final plat tracing.
- F. The final plat shall indicate the recording information for the existing half-street rights-of-way adjacent to the south line of this plat.
- G. 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.
- 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 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.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- M. The representative from the County Engineer's office should be prepared to comment on the need for the platting of "complete access control" across the south line of this property at the MacArthur Road/K-42 highway intersection. Also, County Engineering needs to comment on the acceptability of the existing entrance to this site at the plat's southwest corner.

Note: This plat is submitted in final form only.