



NOTE: Although the location of this plat is well within existing city limits, much of the development has occurred on larger, rural scale lots platted as far back as 1930. Prior to Wichita subdivision and zoning regulations effecting this site, more than one living unit was constructed on many of these lots. Since city regulation a number of the lots or portions of lots have been replatted into several smaller lots. While municipal sewer has been extended to most of the properties in the area, municipal water has not. Consequently, an increasing number of homes, under fairly dense conditions, have on-site water wells. This is particularly the case for the section of Douglas between Tyler Road and Westfield.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant will need to meet with City Engineering to determine what existing guarantees or petitions are in existence and/or what additional petitions will be needed to extend existing water lines to this site.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. Arcadia adjacent to this plat's west line and intended to serve at least two lots from this plat, was dedicated in 1978 completely by the Little-Matherly Addition. A paving guarantee was also required. However, the street has been installed as a gravel street. City Engineering needs to indicate if a valid petition still exists or if a new petition, including this site should be required.
- 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. According to the Subdivision Regulations, flag or key type lots would be encouraged or allowed in situations where such a configuration is needed to enhance solar access. In other cases access to a single family residential lot by means of a narrow (12 ft. or wider) access easement can be allowed only if it is necessary to overcome a topographical or other unique design limitation. Further, the regulations indicate that a minimum lot width of 60 feet should be provided for residential lots within the City.

Neither Lot 6 nor the site in general meet the criteria to allow for a flag type lot or a lot with less than 60 feet of width. The only apparent justification for the lot is that the applicant desires to create 6 platted lots rather than 5 and this is the only means, a flag lot, that will allow the site to be platted

into 6 lots. Unless an alternate design can be submitted meeting the criteria of the Subdivision Regulations, the final plat tracing shall indicate a 5 lot plat with lot 6 and 3 combined as necessary.

- G. If the Subdivision Committee recommends waiver of the lot configuration/width requirements, lot 6 shall establish an appropriate building setback to prevent any possible blockage to the property from Douglas. A 12 foot setback from the joint property line with Lot 3, jogged around the existing house, or a 12 foot setback along the lot's east line shall be platted to assure emergency access to the property.
- H. Prior to the plat being released for recording the applicant shall submit a letter to Planning indicating that the structure located in the proposed easement has been removed.
- I. 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.
- 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. 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.
- 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. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. Engineering also needs to comment upon the need to guarantee the extension of water to this site and the paving of Arcadia.

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

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
Date of Final  
September 12, 1991

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-42 - BERLIN ADDITION

OWNER/APPLICANT: Jesse Berlin, 8717 W. 19th, Wichita, KS 67212

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

LOCATION: South of Douglas in an area west of Tyler

SITE SIZE: 1.3 acres

NUMBER OF LOTS

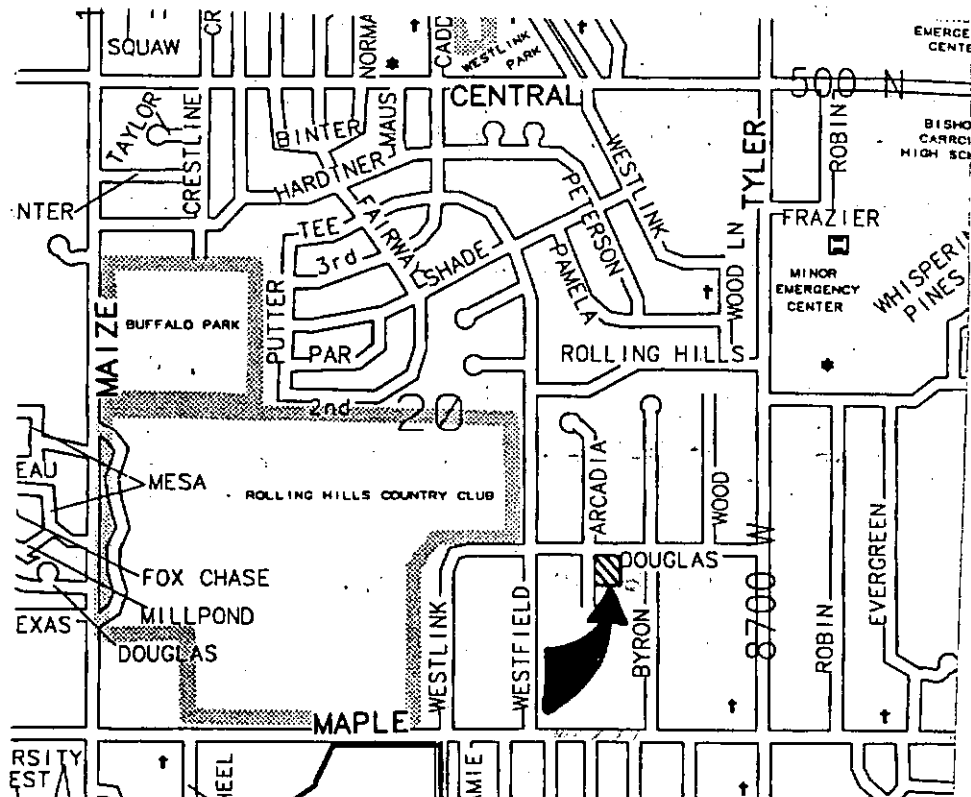
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

*Greg Severns*

VICINITY MAP:



Approve the plat, subject to the following conditions:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant will need to meet with City Engineering to determine what existing guarantees or petitions are in existence and/or what additional petitions will be needed to extend existing water lines to this site.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall submit a petition to pave Arcadia adjacent to the west side of this plat.
- 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, Lots 3 and 6 shall be combined into one lot.
- F. On the final plat tracing, the north-south utility easement shall be designated also as a drainage easement inasmuch as the approved drainage plan indicates the lots draining north. Reference to a drainage easement shall also be added to the plat's text.
- G. On the final plat tracing, the west line of the large east lot, as well as the north-south easement, shall be adjusted to the west far enough to keep the existing shed out of the easement.
- 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.