

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

MAPC POLICY STATEMENT 5

SUBJECT: Extension of Time replatting as a
Condition of zoning change approval
EFFECTIVE DATE: June 9, 1971
MAPC APPROVED: May 13, 1971
BCC APPROVED: June 1, 1971
Bd. CO. COM. APPROVED: June 9, 1971

Where platting or replatting is required as a condition of rezoning, the time period for completing the platting process shall be established at one year from the time of approval of the zoning by the City or County Commissioners. Exceptions may be made for zone cases associated with a Community Unit Plan.

On occasion, the platting or replatting may not be accomplished within the year time period. Even though the final plat may not be completed due to a number of conditions or happenings, the applicants are expected to make a reasonable effort toward commencing the platting process.

Dependent on jurisdiction, requests for extending the time to complete platting shall be made to the City Manager or the Chairman of the Board of County Commission. The request shall describe the reason why the extension of time is needed and why the proceedings have not been completed within the one year time period. Under the following guidelines, the City Manager or Chairman of the Board of County Commission may approve extension of time allowable for platting.

Extension for 4 to 6 months (as may be requested) may be authorized when platting has been commenced and is nearing completion and the additional time is needed to administratively complete the proceedings.

Extension of 6 to 12 months (as may be requested) may be authorized when platting has been commenced and a preliminary plat or final has been approved and where the market, or economic condition beyond the control of the applicant had made it impossible or impractical to complete the plat.

Extension of up to 12 months may be authorized when platting has progressed thru preliminary plat approval and where final platting is dependent on some public improvement or design for the same (such as drainage, sewer, or street construction).

Extensions will be effective on written approval to the applicant with a copy filed with Metropolitan Area Planning Department.

All other extensions and second extensions must b approved by the governing bodies based on the individual merits of the situation. Any appeal from administrative decision shall be made to the governing body.