

S/D No. 84-13 Name B & B Bailiwick Addition
Date Application Rec'd. 2-15-84 Preliminary Approval _____
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location North side of 53rd St. North approximately 1/3 mile west of Ridge Road

Owner Lena Mae Gallop and Loy N. Gallop
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St. North, Wichita Zip Code 67203 Phone 838-9071

- | | | | |
|--|--|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>9.15+</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>1</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>0</u> ft. |
| 3. Minimum Lot Frontage | <u>328.32 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>398,450 sq. ft.</u> | | |
| 5. Existing Zoning | <u>R</u> | | |
| 6. Proposed Zoning | <u>R w/Co.BZA</u> | | |
| 9. Is public water available | Yes <u>X</u> No, Name _____ | | |
| 10. Is sanitary sewer available | Yes <u>X</u> No, Name _____ | | |
| 11. Has Health Dept. approval been obtained (where applicable) | Yes <u>X</u> No _____ | | |
| 12. City of Wichita | <u>3-Mile Area</u> <u>X</u> Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

NOTE: This property is presently zoned "R" Rural Residential. The present use of the property is not provided for by the uses permitted in this residential zoning district. The applicant is advised that either a County Board of Zoning Appeals case, requesting 100% expansion of the non-conforming use, or a County zone change case, requesting "R" to "E" light industrial, will need to be approved prior to obtaining a building permit to further develop this property.

- A. The representative from the Department of County Public Works should be prepared to comment on the status of the applicant's drainage concept for this property. It is noted that the FEMA floodway map shows almost this entire property as being within the 100-year flood plain.
- B. The final plat shall indicate a 35-foot building setback from 53rd Street North.
- C. The final plat shall indicate "access control except for one opening" to 53rd Street North across the south line of this lot.
- D. Since neither public water nor sanitary sewer is available to serve this industrial use, the applicant shall contact the Environmental Heath Division of the Health Department to find out what standards need to be met and what tests may be required for approval of on-site sewerage and a private water well.
- E. The applicant or his agent should be prepared to advise how much right-of-way exists for 53rd Street North adjacent to this property. The representative of the Department of County Public Works should be prepared to advise how much half-street right-of-way needs to exist for this

section line road. The final plat shall indicate the amount of existing half-street right-of-way for 53rd Street as well as the amount of right-of-way being dedicated by this plat.

- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 84-13 Name B & B Bailiwick Addition
Date Application Rec'd. 2-15-84 Preliminary Approval 3-1-84
Scheduled S/D Meeting 3-29-84

DESCRIPTION

General Location North side of 53rd St. North approximately 1/3 mile west of Ridge Road

Owner Lena Mae Gallop and Loy N. Gallop

Surveyor/Engineer Air Capitol Land Surveyors

Address 2160 W 21st St. North, Wichita, Kansas Zip Code 67203 Phone 838-9071

- | | |
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| 1. Gross Acreage of Plat <u>9.15±</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>328.32</u> | 8. Sidewalk adjacent to all streets <u> </u> yes <u> X </u> no |
| 4. Minimum Lot Area <u>398,450 sq. ft.</u> | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>Rw/Co.BZA</u> | |
| 9. Is public water available <u> </u> Yes <u> X </u> No, Name <u> </u> | |
| 10. Is sanitary sewer available <u> </u> Yes <u> X </u> No, Name <u> </u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> X </u> No | |
| 12. City of Wichita <u> </u> 3-Mile Area <u> X </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The representative of the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, is the boundary of the proposed floodway acceptable?
- B. The final plat tracing shall indicate bearings and distances for the perimeter of that portion of the lot which is not floodway.
- C. Since neither public water nor sanitary sewer is available to serve this industrial use, the applicant shall obtain approval from the Health Department for use of on-site sewage facilities and a water well. The Health Department has stated that approval for platting purposes will require more precise figures on proposed wastewater generation and groundwater depths.
- D. The applicant is advised that either a County Board of Zoning Appeals case, requesting 100% expansion of the non-conforming use, or a County zone change requesting "R" to "E" light industrial, will need to be approved prior to obtaining a building permit to further develop this property.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.