

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
June 11, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-22 - BIRKLE ADDITION

OWNER/APPLICANT: Daniel W. Birkle, 15321 W. Dora Circle,
Wichita, KS 67052

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

LOCATION: West of 151st Street West and 1/2 mile south
of U.S. 54

SITE SIZE: 5 Acres

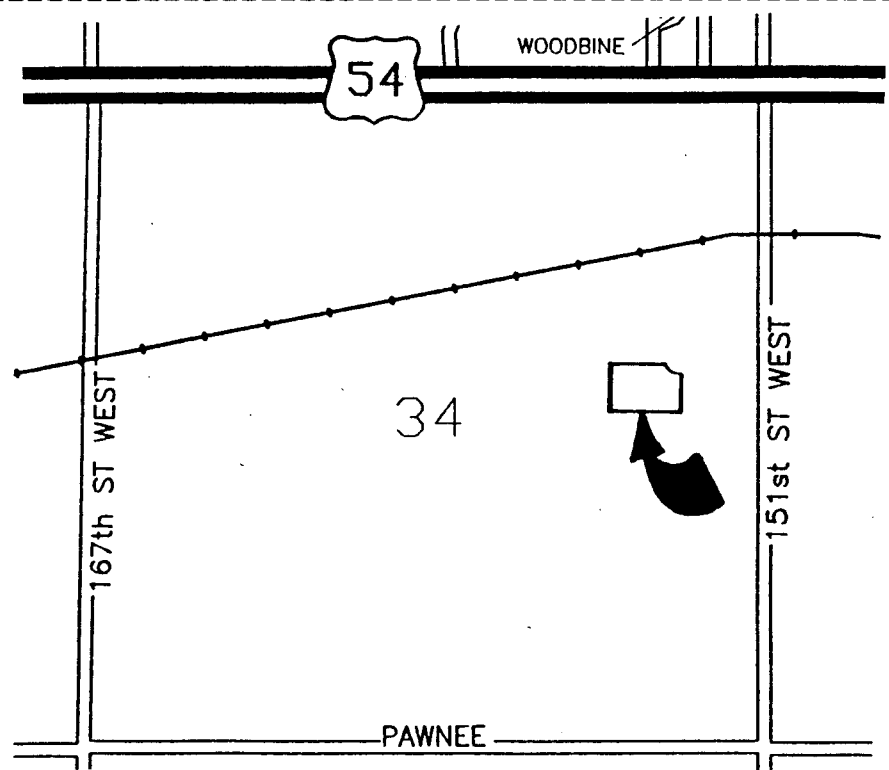
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

NOTE: When the Jeffery Addition to the east of this site was platted in 1976, a condition was approved indicating that no other plat would be approved in this area until municipal water and sanitary sewer were available to the area. At two (2) acres in size, under present day standards, the Jeffery Addition would be expected to have been approved for a septic system. Recent aerial photos do not indicate a lagoon at this location. However, the Birkle plat appears to be considering the use of a lagoon since it is being platted at 5-acres.

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. As indicated by the map, a public street, Dora Circle, was dedicated and guaranteed with the Jeffery Addition plat. However, Dora Circle does not appear to have been constructed even as far as to the east line of the Jeffery Addition and likely not to present day standards for the portion extending westward from 1st Street West. County Engineering should therefore be prepared to indicate any required guarantees or other requirements needed for Dora Circle. That is, if a guarantee should be provided by this plat and if additional right-of-way is needed.

D. In regard to right-of-way for Dora Circle, this plat shall dedicate additional right-of-way along the entirety of its north line. Unless Dora Circle is extended westward, a substantial area to the west and north will become landlocked. As with the Jeffery Addition, this dedication could or should be created by extending the boundary of this plat to provide for such a dedication. Or if necessary, a dedication by separate instrument may be acquired.

E. If this plat is unable to acquire the right-of-way along the plat's present north line, a dedication of 1/2 street right-of-way may be considered from the plats present configuration. However, if a lagoon sewer system is being considered for this site, the applicant is advised that only if the additional property cannot be obtained to plat a site of 5-acres, would a lot size of not less than 4.5 acres be approved for lagoon. (See Comment G regarding ownership).

The final plat tracing shall show an appropriate 25-foot building setback from any right-of-way dedication for Dora Circle.

- F. City and/or County Engineering should be prepared to discuss any sanitary sewer or water guarantees that may be appropriate at this site for the future extension of such facilities.
- G. According to the present plat binder, title to the area being platted is with Lloyde L. Jeffery and not Daniel and Sherry Birkle as indicated on the plat. Before this plat will be released for County review, proof that the property is in the Birkles' ownership shall be provided.

Based on the ownership indicated in the platting binder, it appears that the present owner is the same as the person who platted the Jeffery Addition and may also own much of the property adjacent to the site now being platted. The ability to dedicate right-of-way and/or provide additional property (as noted in Comment D) to assure a 5-acre plat would therefore be in the control of the person(s) actually platting the site. The applicant's agent should be prepared to indicate the ownerships in this area. The agent is reminded that the Subdivision Regulations require that such information be shown on the preliminary or sketch plat.

- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- 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.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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