

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

October 5, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-68 - BILL BAILEY 2ND ADDITION

OWNER/APPLICANT: Opal Bailey, 6024 N. Maize, Wichita, KS 67101

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area south of Kechi Road and east of Maize Rd.

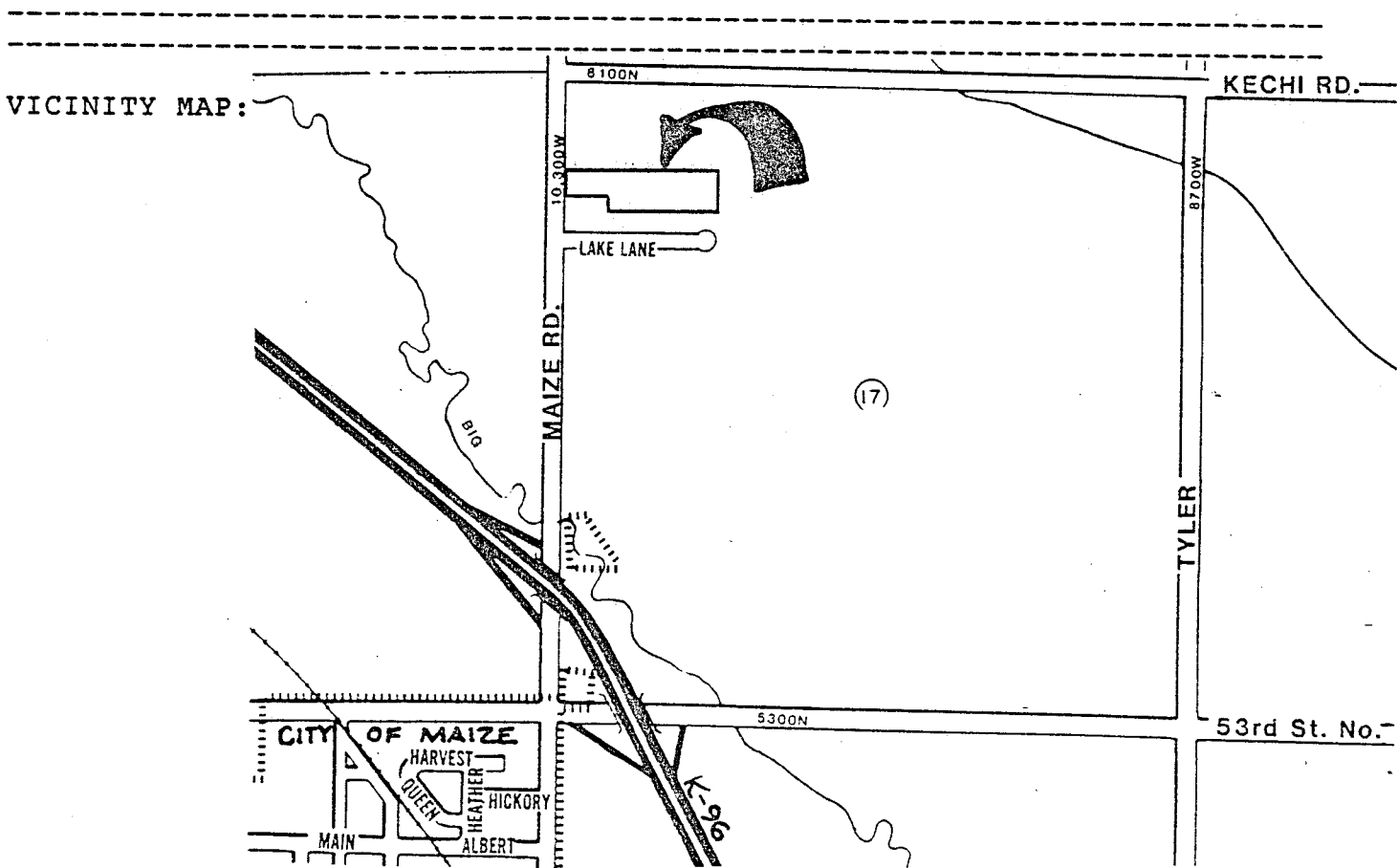
SITE SIZE: 9.2 acres

NUMBER OF LOTS

Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 40,560 sq. ft.

CURRENT ZONING: "R" Rural Residential



STAFF COMMENTS:

- A. In order to plat lots this size, the applicant must obtain "R-1" suburban residential zoning. An application for a zone change from "R" to "R-1" shall be submitted and approved prior to this plat being submitted to the County Commission.
- B. 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.
- C. The applicant shall guarantee the opening up of 60th Street North, including the temporary cul-de-sac, to suburban street standards.
- 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. On the final plat complete access control shall be indicated to Maize Road from the west line of Lot 1, Block A. The plat's text shall state that the access control is being dedicated to the County.
- G. Lot 1, Block B shall also establish a 25-foot building setback to 60th Street. As indicated above and by the sketch plat, access to this site is by way of the proposed street. This setback maybe jogged around the existing pool.
- H. On the final plat tracing the cul-de-sac shall be indicated as temporary and the plat's text shall indicate that this temporary cul-de-sac will be vacated when 60th Street North is extended east.
- I. If required by the drainage plan, a floodway shall be indicated for this plat and the plat's text shall reference the standard floodway language.
- J. As required by section 8-103(1), the final plat shall indicate the placement of irons at all corner's of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

- L. 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.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also Engineering should indicate if this site requires the platting of a floodway.