

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2
June 11, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-23 - A.M. ADDITION

OWNER/APPLICANT: Mark Michaelis for Caster, P.O. Box 781411,
Wichita, KS 67230

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 245 West
Dewey, Wichita, KS 67202, Attn: Michele
Goodrich

LOCATION: Southwest corner of 69th Street North and
Oliver

SITE SIZE: 6.6 Acres

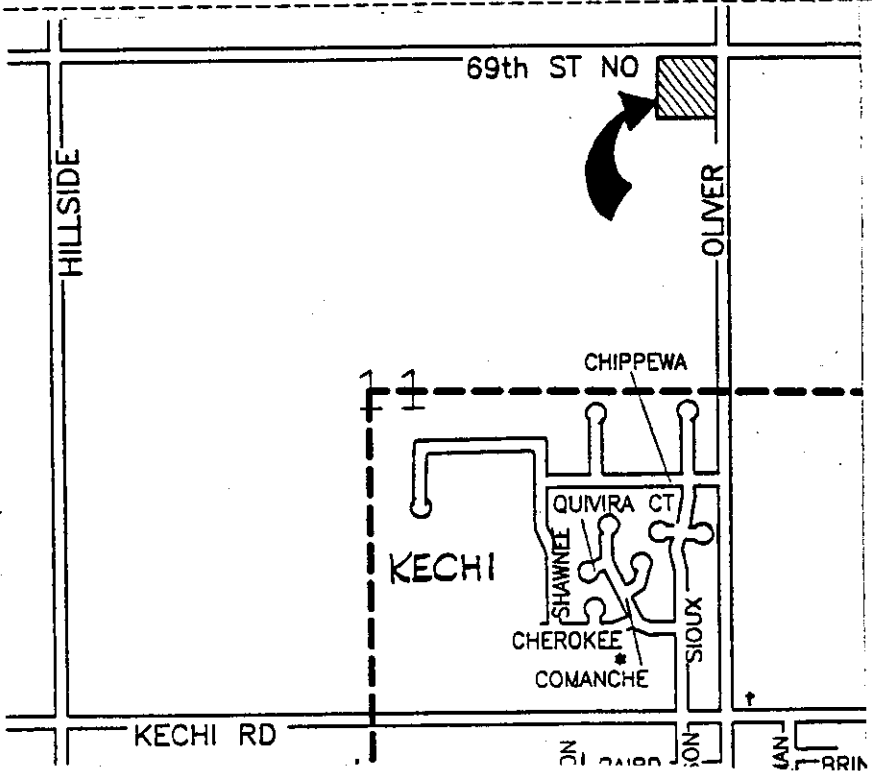
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.1 Acres

CURRENT ZONING: "R" Rural-Residential

VICINITY MAP:



STAFF COMMENTS:

This site is in the County, north of the City of Kechi. However, the site is also within 3-miles of the City of Wichita. Zoning is residential which is the apparent use being planned for the site. While it is indicated that Rural Water District #2 serves the area, the sketch or vicinity map does not indicate a water line in the immediate vicinity of the plat. The five acre size of the plat suggests that on-site sewer and water is being considered to serve the site.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, both the face of the plat and the plattor's text shall indicate the dedication of access controls to both Oliver and 69th Street North. One hundred (100) feet of complete access control shall be indicated to both of these streets from the northeast corner of the plat. For the remaining frontages, two (2) openings to each street shall be indicated. The plattor's text shall also note that the location of such openings shall be approved by the County Engineer.
- E. Although a 30-foot building setback to both Oliver and 69th Street North would be required for property zoned "R" rural residential, being at the intersection of two, mile line roads, it is recommended that 35-foot building setbacks be platted from the two adjacent streets. Although residential at this time, the potential commercial development of such intersections should be considered.
- F. If no easements are being granted by this plat, the reference to such easements shall be deleted from the plattor's text.
- G. As indicated by the platting binder, the 2nd half of 1991 property taxes are due for this site. Prior to this plat being released for County Commission review, the applicant shall submit proof that these taxes have been paid.
- H. On the final plat tracing the names of the County Commissioners shall be printed below their signature lines on the plat.
- 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 County Commission.
- N. 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.