

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

November 25, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-58 - DODDS ADDITION

OWNER/APPLICANT: John & Sheila Dodds, 4565 N. Ridge Rd.,
Wichita, KS 67205

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, 2160 W. 21st
Street, Wichita, KS 67203

LOCATION: At the southwest corner of 45th Street North
and Ridge Road.

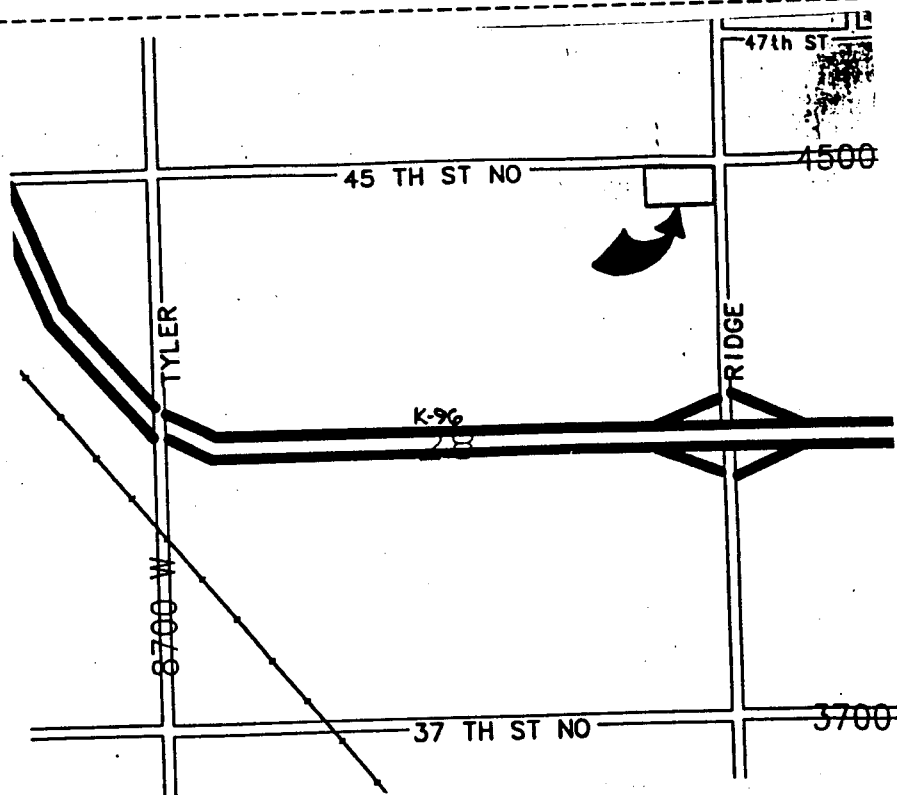
SITE SIZE: 5 Acres

NUMBER OF LOTS
Residential: 4
Office:
Commercial:
Industrial: 4
Total: 4

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- 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, the complete access control for lot 1 shall be shown from a distance of 100 feet from the northeast corner of this lot along both 45th St. North and Ridge Road, rather than from the center of the intersection.
- E. Although the building setback along the north line of this plat appears to be a requirement of the pipeline, in order to also assure that a building setback will be observed in the future should the pipeline ever be removed, the final plat tracing shall show this setback as "platted and pipeline building setback."
- F. For the existing structure located on lot 1 and within the contingent street dedication and 25-foot building setback, the applicant is advised that the portions of the building within these areas may be maintained or remodeled but the building within those areas cannot, however, be enlarged and if the building is removed, any new building construction must observe the platted building setback.
- G. The applicant shall submit a copy of the instrument which establishes the Williams Gas Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. The applicant's agent is advised that the recording information for the pipeline easement appears to have an error on the "Misc. Bk number". The proper number shall be indicated on the final plat tracing.

- J. As indicated in the platting binder, property taxes are due for this site. Prior to releasing the plat tracing for County Commission review, the applicant shall submit proof that these taxes have been paid.
- K. The applicant's agent is advised that a new MAPC chairman has been appointed and the MAPC signature shall be amended to indicate Christopher J. Goebel.
- L. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also Engineering needs to indicate if the western portion of this site requires the platting of a floodway. Based on FEMA maps, this plat is on the fringe of an identified floodway. Engineering also needs to indicate if the minimum building pad elevations are acceptable.

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