

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8.

October 23, 1997

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** S/D 97-77 DODSON ESTATES

**OWNER/APPLICANT:** Bruce A. Dodson, 825 S. Sedgwick,  
Wichita, KS 67213

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark A. Savoy,  
924 N. Main, Wichita, KS 67203

**LOCATION:** East side of 199th St. North, north of 119th St.  
North

**SITE SIZE:** 9.94 acres

**NUMBER OF LOTS**

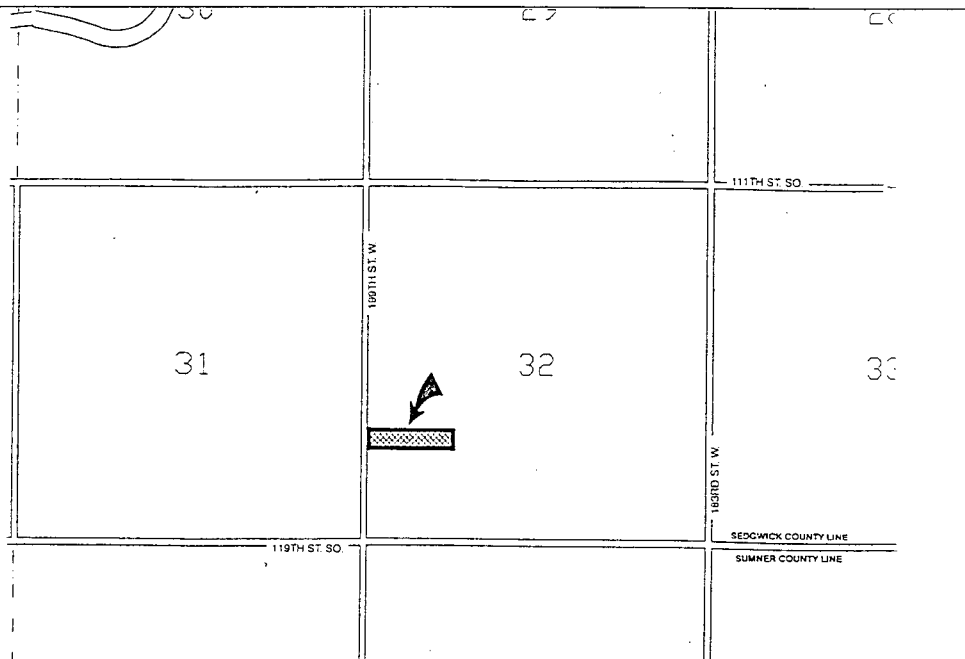
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 9.57 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County, and is classified as a suburban subdivision. The site is located in a an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. This site is located within the Clearwater area of influence.

STAFF COMMENTS:

- A. Neither municipal water nor sanitary sewer is available to serve this property, and the applicant has proposed a sewage lagoon. A memorandum of approval will be needed from the Environmental Health Division of the Health Department regarding on-site sewerage facilities and water wells. .
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- D. 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.
- E. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- F. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council and/or county Commission.

- I. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- J. **County Engineering** needs to comment on the acceptability of the two access openings on 199th St. West.
- K. The depth of this lot exceeds its width by more than a factor of 2.5, in violation of the Subdivision regulations. The property would conform with lot depth standards if divided into two lots, with access to the easternmost lot by a street along the southern property line. A 36-foot wide suburban gravel street standard would be required. A minimum of five acres is required for each lot served by a sewage lagoon.
- L. The building setback must be increased to 35 feet to conform with zoning requirements (85 feet setback from centerline of section road in the County).
- M. On the final plat, the Chairman of the MAPC should be amended to read Richard Lopez.
- N. The applicant should provide a 70-foot wide contingent dedication of street right-of-way adjoining the southern property line in order to provide potential street connection between this property and the adjacent property.