

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

July 11, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-31 - JACKIE KELLEY ADDITION

OWNER/APPLICANT: Robert G. Kelley, etux, Box 322, Wichita, KS 67201

SURVEYOR/ENGINEER: Moehring & Associates, 433 South Hydraulic, Wichita, KS 67211

LOCATION: North side of 21st St. North and 1/2 mile west of Maize Rd.

SITE SIZE: 5.45 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.0039 Acres

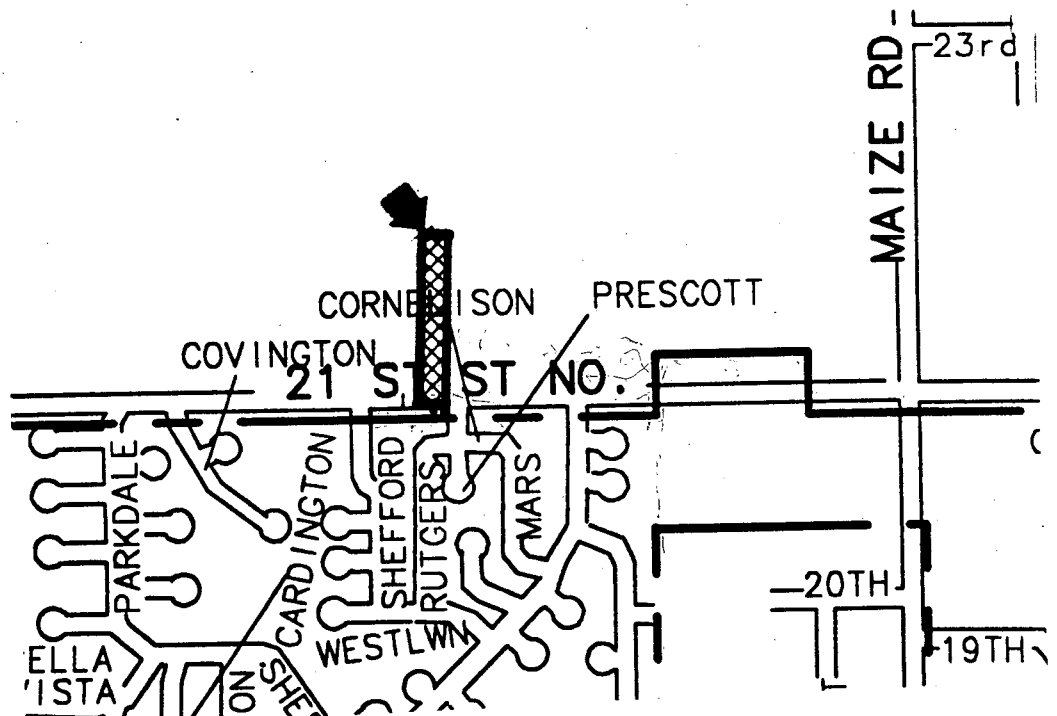
CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" Single Family

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VICINITY MAP:



NOTE: This site is presently located in the County with "R-1" Suburban residential zoning. As it lies adjacent to the City limits, it will need to be annexed and, subsequently rezoned to "AA" Single Family.

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. The final plat shall not be scheduled for City Council review until annexation has occurred. An application for a zone change from "R-1" Suburban Residential to "AA" single family shall be submitted and approved prior to this plat being submitted to the City Council for review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside the City water service application shall be submitted.
- 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. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- H. The final plat will need to show the 80 foot of half street right-of-way to 21st Street more clearly.
- I. The final plat shall indicate the dedication of 35 feet of half street right-of-way along the east line of this plat to provide for future development in the subject quarter section. Additionally, a 25 foot building setback shall be platted from the street being dedicated.

- J. While properties to the south are platted and have extended sanitary sewer, this site and those to the east, Cramer & Kliever Additions are not presently served by City Sewer. The applicant wishes to utilize an existing sewage lagoon. The County Health Dept. will need to comment upon the use of a lagoon as a temporary facility until City sewer can be extended and whether additional improvements will be required.
- K. The applicant should be advised the area of this site is in the Urban Growth Center, meaning lots in this area should be urban in nature as to configuration. In the future, special assessments will be extremely high for a lot of this configuration.
- L. 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.
- M. 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.
- N. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- 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. City Engineering will need to comment upon the availability of sanitary sewer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

August 8, 1991

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-31 - JACKIE KELLEY ADDITION

OWNER/APPLICANT: Robert G. Kelley, etux, Box 322, Wichita, KS 67201

SURVEYOR/ENGINEER: Moehring & Associates, 433 South Hydraulic, Wichita, KS 67211

LOCATION: North side of 21st St. North and 1/2 mile west of Maize Rd.

SITE SIZE: 5.45 Acres

NUMBER OF LOTS  
Residential: 1  
Office:  
Commercial:  
Industrial:  
Total: 1

MINIMUM LOT AREA: 5.0039 Acres

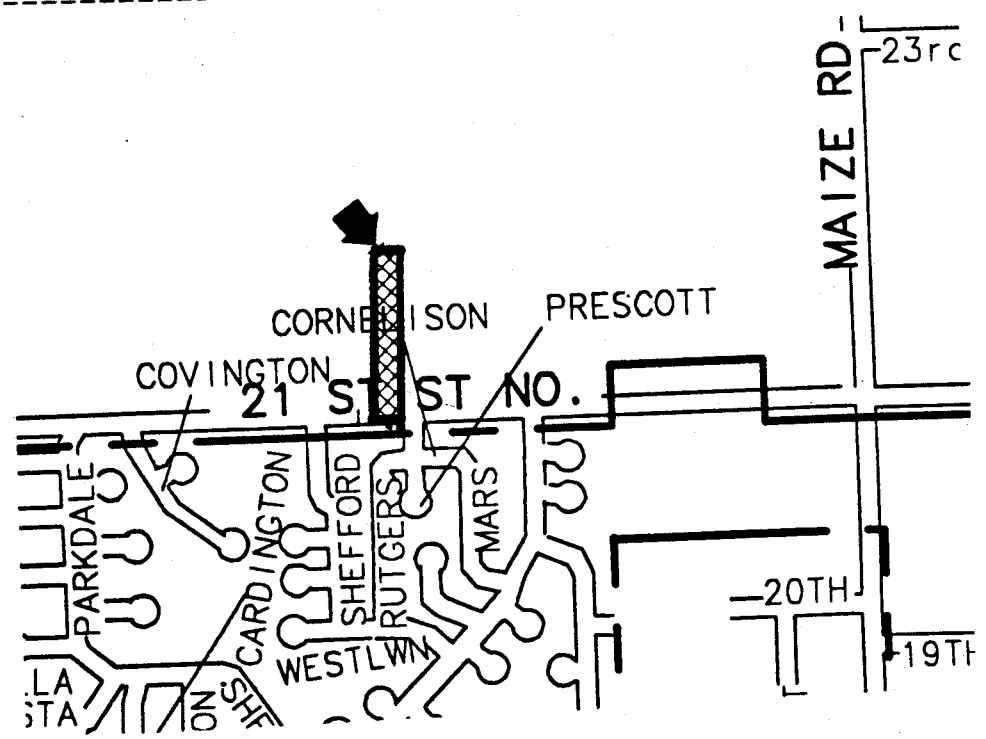
CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" Single Family

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VICINITY MAP:



NOTE: This site is presently located in the County with "R-1" Suburban residential zoning. As it lies adjacent to the City limits, it will need to be annexed and subsequently rezoned to "AA" Single Family.

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. The final plat shall not be scheduled for City Council review until annexation has occurred. Upon annexation, this property will take on City "AA", one family dwelling district zoning.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Prior to submitting the final plat, the applicant was to meet with City Engineering to determine how sewer can be extended. If sewer is not immediately available the applicant will need to request the use of temporary on-site facilities. Both City Engineering and the County Health Department will have to approve any such temporary sanitary sewer facilities.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- F. The applicant should be advised the area of this site is in the Urban Growth Center, meaning lots in this area should be urban in nature as to configuration. In the future, special assessments will be extremely high for a lot of this configuration.
- G. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate what guarantees or requirements for sanitary sewer need to be provided for this plat.