

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
September 17, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-40 - NOVICK 2ND ADDITION

OWNER/APPLICANT: Bernard and Betty Novick, 1400 N. Armour,
Wichita, KS 67206

SURVEYOR/ENGINEER: Booker Assoc., Inc. of Kansas, 225 N. Market -
Suite 350, Wichita, KS 67202

LOCATION: South of Pawnee and west of Webb Road.

SITE SIZE: 24,500 sq. ft.

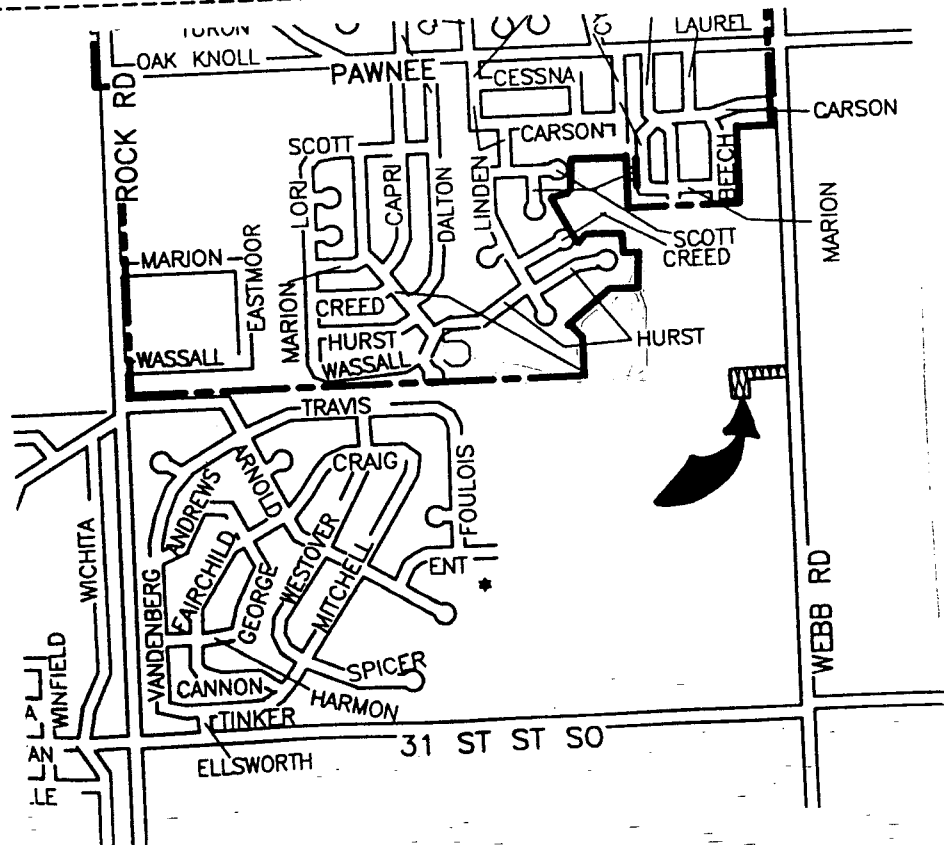
NUMBER OF LOTS

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

MINIMUM LOT AREA: 24,500 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential (CU-351)

VICINITY MAP:



NOTE: This addition is a replat of an area originally platted as the Novick Addition. The first Novick Addition was platted to allow for construction of a tower and associated non-habitable structures. A conditional use (CU-272) for the tower, and the plat were approved in 1984. Since the site was not expected to be used for any habitable purpose, no on-site approval for water and sanitary sewer, nor guarantees for such improvements were required. This 2nd Addition is being proposed to allow for an expansion of the conditional use at this site. The expansion is beyond the boundaries of the original plat and will involve limited office or habitable type activities.

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. It should be noted that the above approval will also require a waiver of the minimum lot size for on-site facilities. Specifically, a septic system, if percolation tests are acceptable, can be allowed on a 20,000 square foot site, providing municipal water is also available. If on-site water is also involved, a minimum lot size of 40,000 square feet is typically required. The Health Department should be prepared to indicate if or under what conditions such a waiver may be allowed.
- B. Although City water and sanitary sewer are not directly available to this site, this site is near the City's limits. City Engineering needs to indicate if any petitions or agreements should be required of this site for the future extension of such 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. On the final plat tracing, the center line of Webb Road shall be labeled, i.e., CL.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. 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.