

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

May 18, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-32 - HAMM ADDITION

OWNER/APPLICANT: Ronald Lee Hamm, 5221 W. 77th St. No.,
Wichita, KS 67147

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 77th St. No. just east of Hoover Rd.

SITE SIZE: 2.5 acres

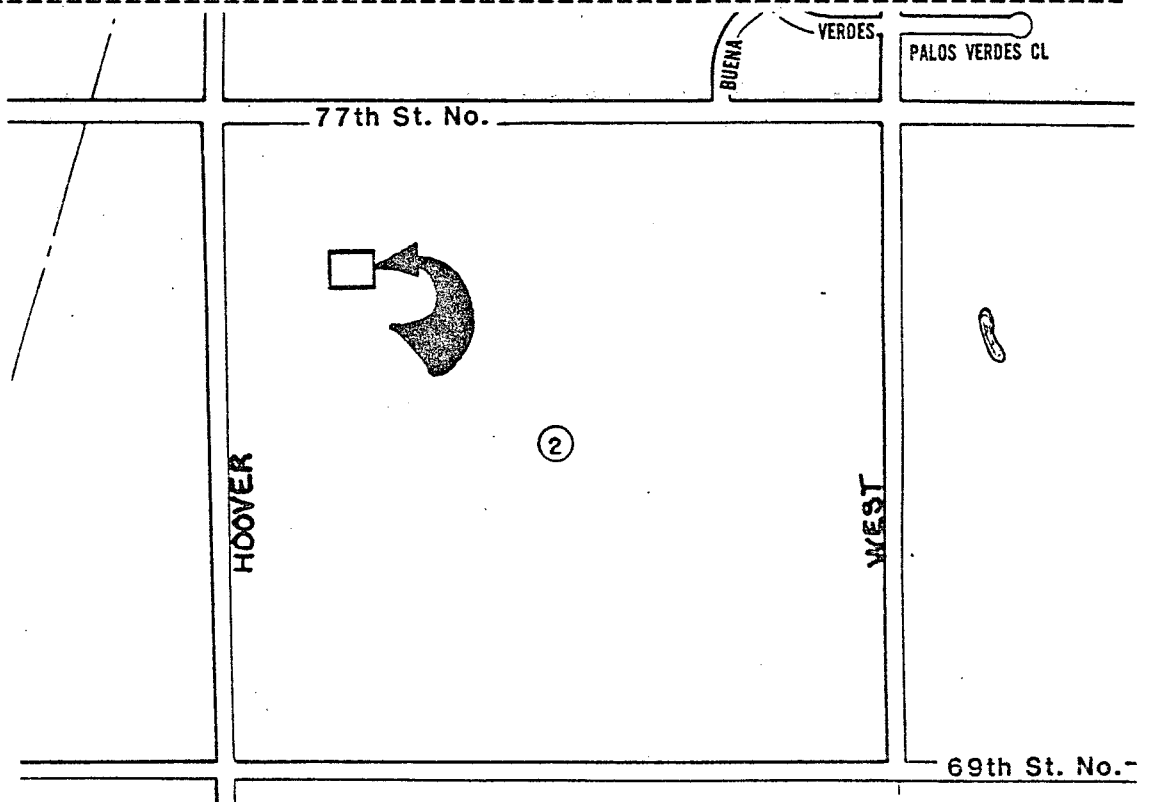
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.5 acres

CURRENT ZONING: "R" - Rural 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 Wichita-Sedgwick County MAPC Subdivision Regulations requires that all platted lots be served directly by a public street, except that private streets may be permitted as a part of a Community Unit plan, or a conditional use permit approved by the governing body, or if there is an irrevocable covenant of record to provide for the perpetual continuance and maintenance of such private street and should the covenantees fail to maintain the road, said covenant shall authorize the governing body to maintain the road and charge the cost to the benefited land. The present covenant of record does not authorize the governing body to maintain the private road as is required by the subdivision regulations. It is staff's opinion that the existing covenant does not meet the subdivision regulation requirements. Therefore, the applicant shall obtain satisfactory off-site street right-of-way to be dedicated to the governing body and guarantee the construction of a public street to suburban standards with an appropriate turn around from 77th Street North to the southern most line of this plat.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.
- G. 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.
- H. 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.

- I. 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.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

Note: This plat is submitted in final form only.