

S/D No. 82-42 Name Lippincott Addition
Date Application Rec'd. 7-30-82 Preliminary Approval _____
Scheduled S/D Meeting 9-16-82

DESCRIPTION

General Location At the Northwest corner of 215th Street West and U.S. Highway 54

Owner Greg Lippincott
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>4.64</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>608</u> ft. |
| Residential <u>1</u> | b. <u>75</u> R/W <u>79</u> ft. |
| Commercial <u>1</u> | c. <u>50-75</u> R/W <u>100</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>787</u> ft. |
| 3. Minimum Lot Frontage <u>130 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>24,520 sq. ft.</u> | |
| 5. Existing Zoning <u>"R"</u> | |
| 6. Proposed Zoning <u>"C" and "R"</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Goddard</u> (Water wells to be used) | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Goddard</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area _____ Outside of 3-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (SCZ-0505) requesting "R" to "C" for proposed lot 1.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept for these lots.
- B. Approval of any final plat which indicates proposed lot 1 with less area and frontage than is required by the "R" County zoning district will be subject to approval of a change in zoning to some district with less than one-acre lot requirements.
- C. County Public Works has advised that a 50-foot dedication for Kellogg Drive at this location is acceptable provided a guarantee is submitted for the paving of this road to an urban standard.
- D. It is the applicant's intention to provide sanitary sewer to this property by utilizing the adjacent City of Goddard's sewerage system. The applicant shall provide a letter from the City of Goddard which states that this City has the capacity to serve this property and that a guarantee has been submitted for extending the sewer to the proposed lot.
- E. The use of private water wells on this property requires that the applicant contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of private water wells. A memorandum shall be obtained specifying approval.
- F. The final plat shall dimension the amount of Kellogg Drive frontage in the southwest corner of the plat which is free of access controls.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 82-42 Name Lippincott Addition
Date Application Rec'd. 7-30-82 Preliminary Approval 9-16-82
Scheduled S/D Meeting 9-30-82

DESCRIPTION

General Location At the northwest corner of 215th Street West and
U.S. Highway 54

Owner Greg Lippincott

Surveyor/Engineer Lowell D. High

Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|--|------------------------------------|
| 1. Gross Acreage of Plat <u>4.64</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>608</u> ft. |
| Residential <u>1</u> | b. <u>75</u> R/W <u>79</u> ft. |
| Commercial <u>1</u> | c. <u>50-75</u> R/W <u>100</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>787</u> ft. |
| 3. Minimum Lot Frontage <u>130 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>24,520 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"R"</u> | |
| 6. Proposed Zoning <u>"C" and "R" (SCZ-0505)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Goddard</u> (Water wells to be used) | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Goddard</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area _____ Outside of 3-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee, by petition, the paving of Kellogg Drive to urban frontage road standards.
- B. The applicant shall obtain from the City of Goddard a letter which states that Goddard has the capacity to serve this property with sanitary sewer and that a guarantee has been submitted for extending the sewer to the proposed lots.
- C. The applicant shall obtain written approval from the Health Department for the use of private water wells.
- D. Recording of the plat within 30 days after approval by the Board of County Commissioners.