

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

February 6, 1997

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 97-1 LOEHR ADDITION

OWNER/APPLICANT: James and Geraldine Loehr, 3901 N. Tyler Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Tyler Road and north of 37th Street North

SITE SIZE: 4.2 Acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

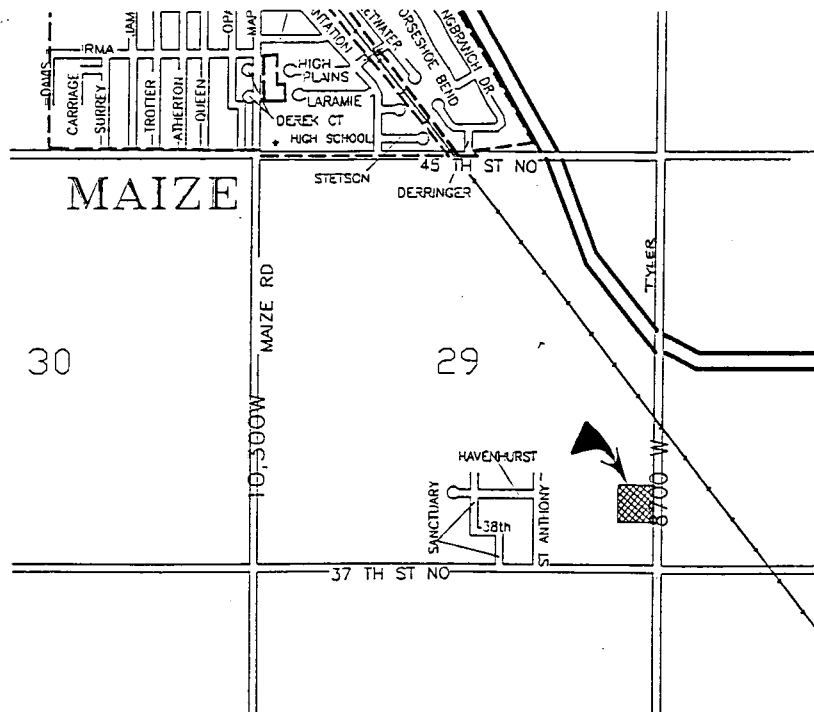
MINIMUM LOT AREA: 92,229.5 sq. ft. or 2.1 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING:

*County,
No Sewer.*

VICINITY MAP:



NOTE: This site is located in an area of the County indicated as intended for large lot type development. However, zoning at this location is "SF-20". The lots being platted are approximately 2-acres each. No municipal sewer or water is presently available to this site and the size of lots being platted preclude the use of lagoon systems. Development patterns in this area are generally strung out along the mile line roads and along with other conditions in this area, access into the interior of this section is becoming restrictive.

STAFF COMMENTS:

- A. A review of existing development in this area, including a platted area known as The Sanctuary Addition shows an area immediately west of this site that will essentially be landlocked if no form of public access (right-of-way) is provided for. While access off of Tyler Road is one option, with access off of 37th Street North also possible, the platting of this site, at this time, makes it imperative that the issue be addressed now.

An outright or contingent dedication of 1/2 street right-of-way (35-ft. for gravel, 32-ft. if paving is expected) needs to be provided along the north line of this plat. The rear of tracts south of this site and a large tract north and west of the site should be expected to subdivide into possibly more of less urban scale lots in the near future. Access for these properties will therefore be necessary. Significant, urban scale development either side of Tyler Road and north of 29th Street North is already underway and obviously this area will be under similar development pressures in the very near future.

- B. The Subdivision Regulations do not support the platting of residential lots with direct access out to an arterial. This site does at this time have limitations that make such access, however, the only reasonable means for these properties. For the northern lot, though, if and when a street is created along the north line of this site, access out to Tyler should be eliminated and this property's access provided off of the interior street. Consequently, a contingent dedication of "complete access" control will be required of this northern lot.
- C. 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. Based on the lot sizes being platted, this approval must be for a septic sanitary sewer system.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Based on this plat's legal description and the reference to K.S.A. 12-512(b), the plattor's text shall include a reference to the dedication of street to and for the use of the public.
- F. The legal description for this plat shall be amended to delete the reference to the "MODS" Addition and appropriately reference the Loehr Addition.
- G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes have been paid. The platting binder presently indicates \$1666 of the 2nd half

of 1996 taxes were outstanding.

- 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. (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.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representatives 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.

February 20, 1997

STAFF REPORT
(Final Plat, deferred from 2/6/97 Meeting)

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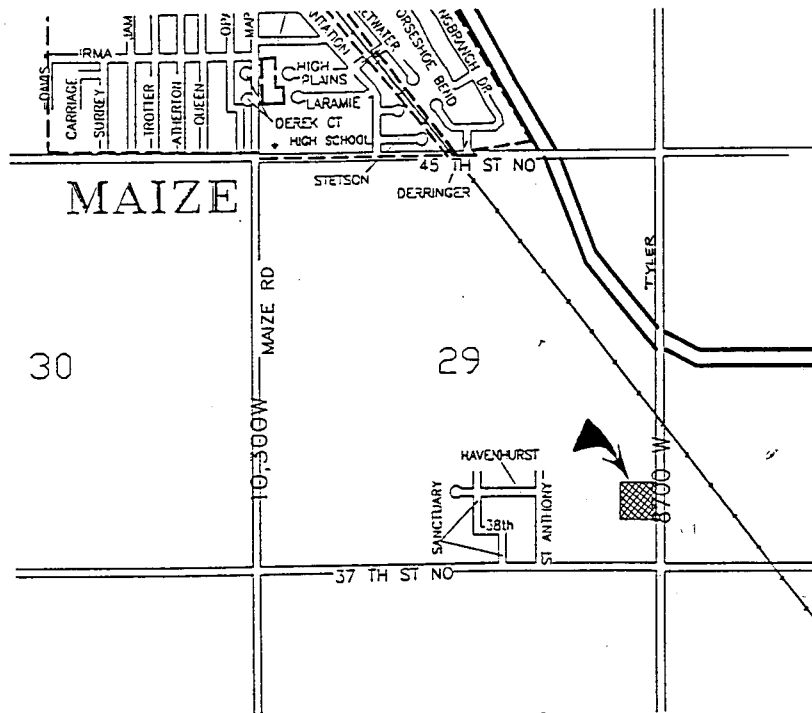
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CLOSURE - LOEHR ADD

L001

1		N	5000.000	E	5000.000	S	0+00
S 89-14'50.0"W	459.040						
2		N	4993.969	E	4541.000	S	4+59.040
NORTH	388.090						
3		N	5382.059	E	4541.000	S	8+47.130
N 89-14'50.0"E	459.040						
4		N	5388.090	E	5000.000	S	13+06.170
SOUTH	388.090						
1		N	5000.000	E	5000.000	S	16+94.260
LENGTH=	1694.260	AREA=	178133.458 SF			4.089 ACRES	