

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

March 7, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-10 - MARSHALL MEARS ADDITION

OWNER/APPLICANT: Marshall D. Mears, 4320 W. 55th St. So.,
Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 245 West
Dewey, Wichita, KS 67202

LOCATION: On the north side of 55th Street South,
approximately 1250 feet west of West Street.

SITE SIZE: 6.4 Acres

NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 57,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



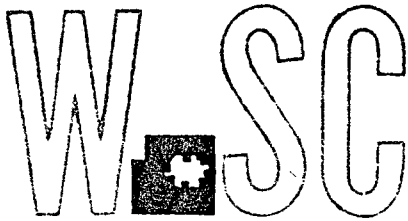
STAFF COMMENTS:

- A. Under R-1 County Zoning, a minimum lot frontage of 100-feet is required. As indicated by the plat, lot 3 will only have a 30-foot frontage. For purposes of emergency access, such a long (410-foot) private type drive is also unacceptable. Consequently, the platting of Lot 3 cannot be supported or only allowed with certain conditions. One of the following options should therefore be required.
1. Plat only two lots, with lot 3 included as part of lot 2 or lot 1. At such time as public access is provided to the area of lot 3, a lot split could be obtained by the applicant.
 2. Require the applicant to dedicate from this site street right-of-way, while also obtaining sufficient right-of-way off-site, to provide the standard 70-foot of suburban street right-of-way.
 3. Provide a contingent dedication of 35-feet of right-of-way along the east line of lots 1 and 3 for a future street extension and a covenant that restricts the development of this lot until a full public street is dedicated and installed.
- B. Based upon the above dedications of street right-of-way, County Engineering needs to indicate how or what form of guarantee should be required for construction of a suburban standard street to serve lot 3.
- 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. In particular, the Health Department should indicate if any special conditions are required for lot 3 which is presently restricted in its buildable area by both a floodway reserve and retention pond.
- 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. If minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the plat's text. It shall be indicated if these elevations involve the lowest level or opening. Also, on the face of the plat the location and elevation of permanent on-site and off-site benchmarks shall be referenced.

- G. On the final plat tracing, if a street dedication is provided along the east line of lot 1 (outright or contingent), appropriate building setbacks to such street shall be indicated. A 15-foot sideyard side back would be needed along lot 1 and at least a 25-foot front yard setback from lot 3 to any such road or cul-de-sac.
- H. As necessary, the 20-foot utility easement along the east line of lot 1 shall be adjusted for any street dedication in this area.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, County Engineering should indicate any conditions it has concerning the dedication of a street along the east side of this site and any guarantees required for this street.

Note: This plat has been submitted in final form only.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 8, 1991

Michele Goodrich
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 91-10 (Preliminary Plat) Marshall Mears Addition

Dear Michele:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 7, 1991, the above captioned plat was deferred indefinitely.

Sincerely,

A handwritten signature in cursive script that reads "Kandace A. Jones".

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Marshall D. Mears, 4320 W. 55th St. S, Wichita, KS 67215
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

March 21, 1991

STAFF REPORT

(~~Preliminary~~ Plat, ~~Preliminary~~ Plat Deferred 3/7/91)

Final

Final

CASE NUMBER: S/D 91-10 - MARSHALL MEARS ADDITION

OWNER/APPLICANT: Marshall D. Mears, 4320 W. 55th St. So.,
Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 245 West
Dewey, Wichita, KS 67202

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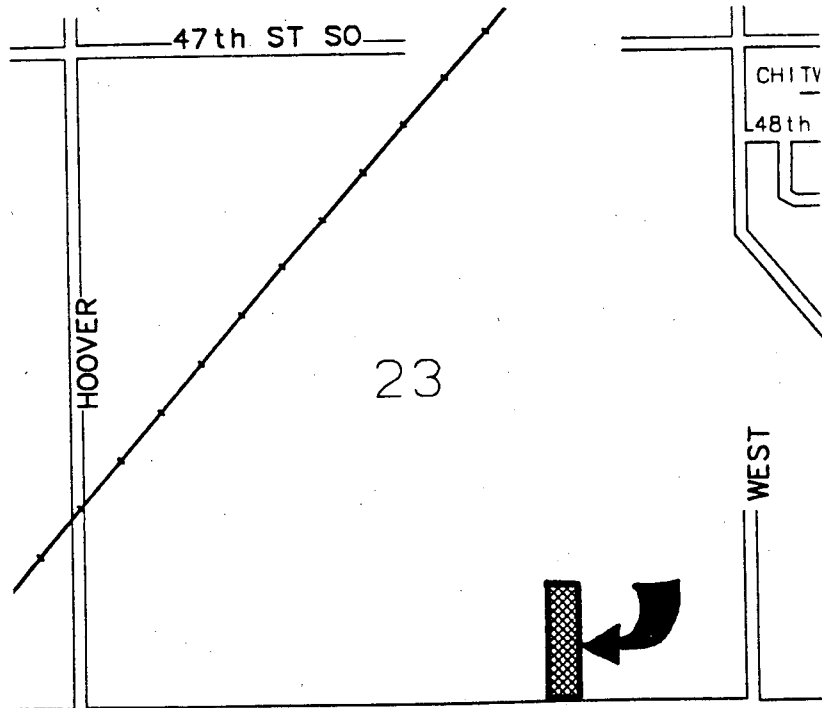
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VICINITY MAP:

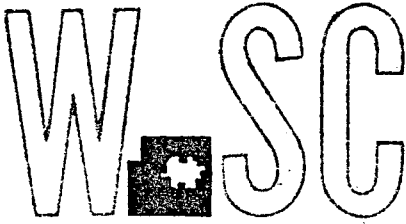


STAFF COMMENTS:

- A. Under R-1 County Zoning, a minimum lot frontage of 100-feet is required. As indicated by the plat, lot 3 will only have a 30-foot frontage. For purposes of emergency access, such a long (410-foot) private type drive is also unacceptable. Consequently, the platting of Lot 3 cannot be supported or only allowed with certain conditions. One of the following options should therefore be required.
1. Plat only two lots, with lot 3 included as part of lot 2 or lot 1. At such time as public access is provided to the area of lot 3, a lot split could be obtained by the applicant.
 2. Require the applicant to dedicate from this site street right-of-way, while also obtaining sufficient right-of-way off-site, to provide the standard 70-foot of suburban street right-of-way. A guarantee for a residential street to the suburban street standard would be required.
 3. Provide a contingent dedication of 35-feet of right-of-way along the east line of lots 1 and 3 for a future street extension and a covenant that restricts the development of this lot until a full public street is dedicated and installed. This covenant should clearly indicate that any such street needs to be to County standards and accepted by the County.
- B. 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.
- C. If minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the platting's text. It shall be indicated if these elevations involve the lowest level or opening. Also, on the face of the plat the location and elevation of permanent on-site and off-site benchmarks shall be referenced.
- D. On the final plat tracing, if a street dedication is provided along the east line of lot 1 (outright or contingent), appropriate building setbacks to such street shall be indicated. A 15-foot sideyard side back would be needed along lot 1 and at least a 25-foot front yard setback from lot 3 to any such road or cul-de-sac.
- E. As necessary, the 20-foot utility easement along the east line of lot 1 shall be adjusted for any street dedication in this area.

- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 22, 1991

Michele Goodrich
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 91-10 (Preliminary Plat) Marshall Mears Addition

Dear Michele:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Under R-1 County Zoning, a minimum lot frontage of 100-feet is required. As indicated by the plat, lot 3 will only have a 30-foot frontage. For purposes of emergency access, such a long (410-foot) private type drive is also unacceptable. Consequently, the platting of Lot 3 cannot be supported or only allowed with certain conditions. One of the following options shall therefore be required.
1. Plat only two lots, with lot 3 included as part of lot 2 or lot 1. At such time as public access is provided to the area of lot 3, a lot split could be obtained by the applicant.
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 3. Provide a contingent dedication of 35-feet of right-of-way along the east line of lots 1 and 3 for a future street extension and a covenant that restricts the development of this lot until a full public street is dedicated and installed. This covenant should clearly indicate that any such street needs to be to County standards and accepted by the County.

- B. 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.
- C. As minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the plat's text. It shall be indicated if these elevations involve the lowest level or opening. Also, on the face of the plat the location and elevation of permanent on-site and off-site benchmarks shall be referenced. As indicated by County Engineering an elevation of 1285.0 MSL shall be established.
- D. On the final plat tracing, if a street dedication is provided along the east line of lot 1 (outright or contingent), appropriate building setbacks to such street shall be indicated. A 15-foot sideyard side back would be needed along lot 1 and at least a 25-foot front yard setback from lot 3 to any such road or cul-de-sac.
- E. As necessary, the 20-foot utility easement along the east line of lot 1 shall be adjusted for any street dedication in this area.
- F. As requested by County Engineering, the applicant shall submit a covenant concerning the ownership and maintenance of the floodway or floodway reserve drawn on this plat. This covenant shall note who is to own and maintain the floodway reserve, but shall grant to the County, the authority to maintain the drainage in the floodway in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- 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.

S/D 91-10 Marshall Mears
Page 3

- 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.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 28, 1989. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Marshall D. Mears, 4320 W. 55th St. S, Wichita, KS 67215
Mike Lindebak, City Engineer