

November 7, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-77 - MAY ADDITION

OWNER/APPLICANT: Martin May, 9600 Southwest Blvd., WICHITA, KS 67215

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

LOCATION: North side of K-42, 1/2 mile east of Tyler Road

SITE SIZE: 1 Acre

NUMBER OF LOTS

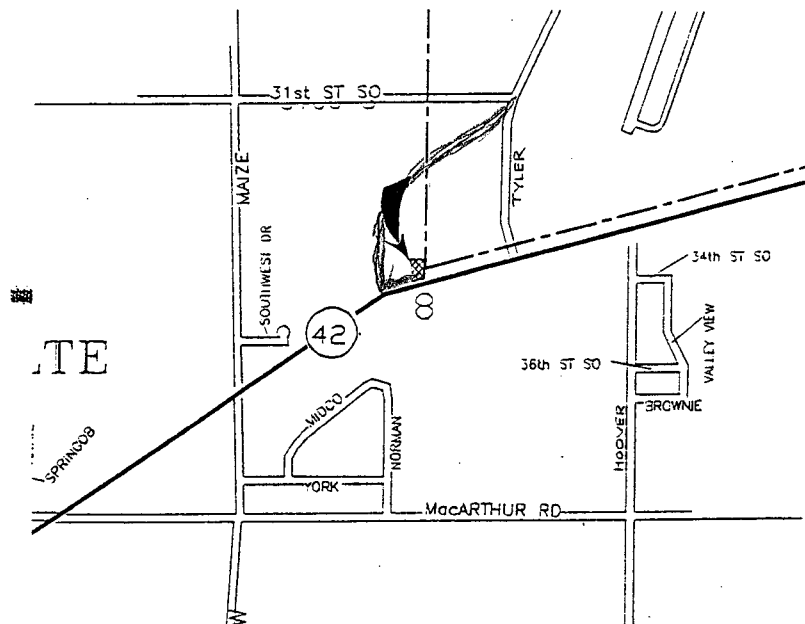
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 43,550 Sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" (SCZ-0698)

VICINITY MAP:



NOTE: This site has been approved for a zone change (SCZ-0698) to "LC" zoning. Although this site is presently in the County, it is adjacent to Wichita's City Limits. During review of the zone change case, access for this site and other adjoining properties, specifically as regard K-42 Highway, was of concern. However, a major plat to the north and west of this site, and the County's acquisition of residential sites to the west has placed this site in a somewhat isolated setting with no other apparent access for the site except by means of the K-42 Highway. The present residential use on the site has a driveway out to K-42 at this time.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the Wichita City Council for review, the applicant shall have requested annexation to the City of Wichita.
- 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.

Health needs to confirm that the existing use on this site has an acceptable septic system. Based on the pending zoning (LC), Health also needs to indicate if any other requirements such as a covenant limiting waste volumes and types, needs to be submitted for this site.
- C. Based on development in this area, municipal services can be expected to be available to this area in the near future. Consequently, the applicant shall also submit guarantees for the future extension of municipal water and sanitary sewer to this site.
- 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. The applicant shall submit documentation from the Kansas Department of Transportation or other appropriate sources indicating that this site is entitled to have access to K-42 under the site's proposed "LC" zoning. That is, the applicant needs to verify that the present access is not just limited to residential use of the site.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- H. It should be noted that the legal description on this preliminary plat contains a typographical error, i.e., line 3, the word "intersiction".
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC

Subdivision Regulations).

- K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. 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.)
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.