

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 24, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-40 - PRAIRIE ROSE ESTATES ADDITION

OWNER/APPLICANT: Rose America Corp., 1300 Hiram, Wichita, KS 67213
and
Regina K. Hanna, 11725 Alderny Ct.,
Wichita, KS 67212

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

LOCATION: Northwest of Pawnee and 143rd Street East

SITE SIZE: 4.41 Acres

NUMBER OF LOTS

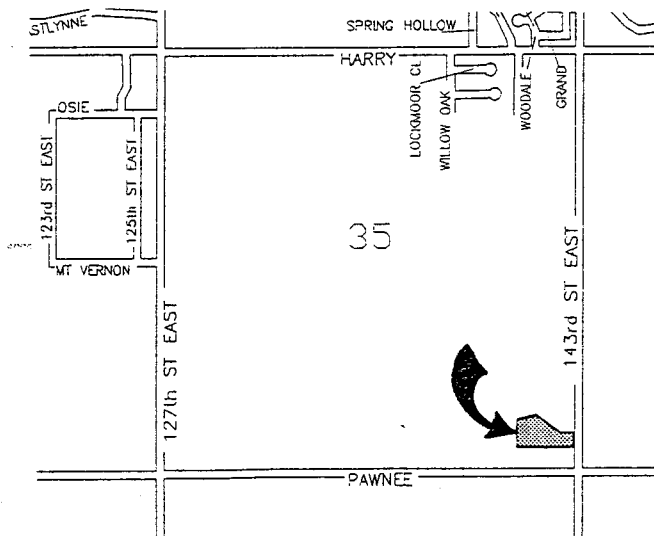
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.41 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

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. Since this site is indicating an area of less than 5-acres, this approval will need to be for a septic system. If septic cannot be used, the final plat tracing shall plat an area, exclusive of street right-of-way, of at least 5-acres. As indicated on the Sketch Plat such additional area is available since the adjoining unplatted areas are in the same ownership.

B. This site's frontage to 143rd St. East is within the area required to dedicate major intersection right-of-way. That is, 75-feet of right-of-way needs to be dedicated for 143rd St. East for a distance of 250 feet from the center line of Pawnee. Over the next 100-feet, the dedication is to taper to the 50-foot requirement.

The final plat tracing shall indicate the above noted right-of-way. This and any other street dedication should be clearly indicated on the face of the final plat tracing.

C. The 35-foot building setback to 143rd Street East shall be adjusted from the above indicated right-of-way dedication.

D. On the face of the final plat tracing and in the plat's text, the dedication of access control, except for one-opening to 143rd Street East shall be indicated.

E. Since the property to the south of this plat is apparently in the same ownership, the applicant is advised that the narrow strip of property along Pawnee will be in a configuration and depth not easily developed for either residential or nonresidential uses. This will be further compounded when upon any requirement to plat, significant right-of-way requirements will be made for Pawnee and also 143rd Street East.

F. Unless this plat is vacating and replatting a public easement or dedication, the reference in the Surveyor's text to KSA 12-512(b) is unnecessary and should be deleted from the final plat tracing.

G. Prior to this plat being released for recording, proof shall be provided that this site's ownership is in the individuals

shown as signing this plat. Also as indicated by the present platting binder, a mortgage exists on this site. Proof shall either be provided that this mortgage has been released or the plat must also be signed by the indicated mortgage holder.

- 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.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? County Engineering also needs to indicate if a covenant should be provided concerning the maintenance of Floodway and the right of the County to maintain this floodway if the owner fails to do so.

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