

S/D No.: 86-47 Name: WOLKE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: At the northwest corner of Woodlawn and 55th Street South.
Owner: Stephen G. Wolke, R.R. #2, Derby, KS 67037
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 14.1 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 5.1 Acres
 4. Existing Zoning: "LC" and "R-1"
 5. Proposed Zoning: "LC" and "R-1"
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STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.
- D. Section 7-201 (H) of the Subdivision Regulations provides for the dedication of 75 feet of half-street right-of-way at the intersection of arterial streets. The final plat shall indicate the dedication of such half-street rights-of-way adjacent to the southeast corner of this plat.
- E. The final plat shall indicate the following access controls:
 1. "Complete access control" to Woodlawn, from the south 40 feet of Lot 1.
 2. "Complete access control" to 55th Street South, from the east 40 feet of Lot 1.
 3. "Access control except for two (2) openings to Woodlawn Boulevard, from Lot 1's remaining frontage to Woodlawn Boulevard.
 4. "Access control except for two (2) openings to 55th Street South, from Lot 1's remaining frontage to 55th Street South.
 5. "Access control except for two (2) openings to 55th Street South, across the south line of Lot 2.
- F. Since Lot 1 is zoned "LC" Light Commercial, the final plat shall indicate the platting of 35-foot building setbacks from each of the major streets (55th Street South and Woodlawn). Lot 2 is zoned "R-1" Suburban Residential and the final plat shall indicate a 25-foot front yard building setback from 55th Street South.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. Prior to scheduling this case before the Board of City Commissioners, the trailer which encroaches into the right-of-way for 55th Street South must be removed. Once the trailer has been removed, a letter so stating shall be submitted from the platting engineer.

- I. The final plat shall indicate angles or bearings for the perimeter of this plat.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required by the platting of this property?