

**METROPOLITAN AREA PLANNING COMMISSION**

April 28, 1994

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 1/6/94)

CASE NUMBER: S/D 93-77 KNOLL'S ADDITION

OWNER/APPLICANT: John Knoll, 6529 Kerman Drive, Park City, KS 67219

SURVEYOR/ENGINEER: S. E. Anderson, P.E., L.S., Consulting Engineer, Rt. 1, Box 196, Whitewater, KS 67154

TOWNSHIP: Leonard B. Myers, Trustee, Riverside Township, 907 Wallingford, Wichita, KS 67217

MCCONNELL AFB: Colonel James H. Chaney, 22 SPTG/CC, 57837 Coffeyville Street - Suite 109, McConnell AFB, KS 67221-3504

LOCATION: Northwest corner of 55th Street South and Woodlawn

SITE SIZE: 30.5 Acres

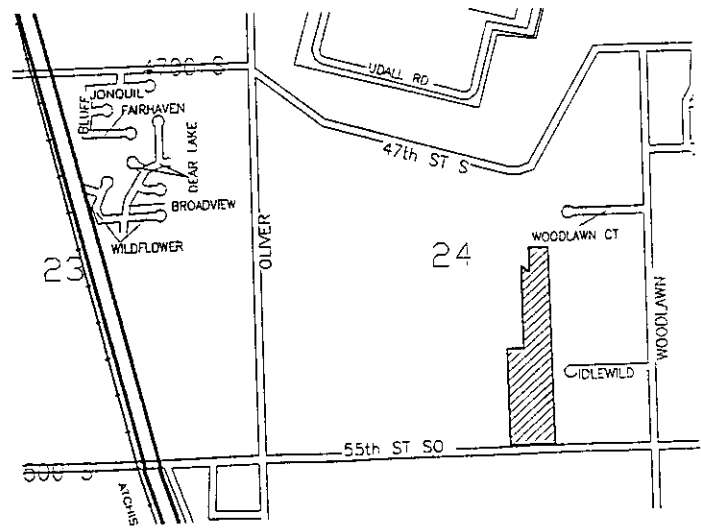
NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This site is immediately south of McConnell AFB's runways. It is, however, just outside of the Airport's overlay zoning and is simply covered presently by County R-1, Suburban Residential zoning. In regard to the Comprehensive Plan, the area south of McConnell is shown as being agricultural, but the area east and northeast of this site has developed or been platted for development of 5-acre type residential uses. The pattern of landownership in this area is quite irregular, resulting in platted and unplatted development in somewhat of a haphazard manner. This plat is itself proposing two (2) awkwardly long lots and if platted as proposed will make development of the property to the west somewhat difficult due to a lack of adequate street access.

STAFF COMMENTS:

- A. Since three of the lots on this plat require access by means of Idlewild Circle to the east of this site and this street was dedicated contingently, the applicant shall submit proof that Idlewild Circle to the east of this site has or will become a public street under the provisions of the contingency. The applicant shall submit any documents relating to this contingent dedication and if necessary a legal opinion may be required stating that this plat has access to this street.
- 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. (Such memorandum has been submitted by the Health Department).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the installation of public streets to the Suburban Street standard for unpaved streets. This guarantee, if necessary, shall also provide for the installation of Idlewild from the east line of this plat to the existing driving surface.
- E. As noted on the preliminary plat, the issue of a "gap" along the east line of this plat was to be resolved before this plat was to be scheduled for City Council and County Commission review. This final now implies that the gap does not exist. The applicant's agent needs to explain this situation.
- F. On the final plat tracing, an approval block shall be provided for the Wichita City Council. This site is within 3-miles of Wichita and consequently must also be approved by the Wichita City Council.
- G. On the final plat tracing, the County Commissioners' names shall be printed below their signature lines, in the appropriate order.
- H. 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.

- I. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to a review of the binder and any relevant conditions noted by such a review.
- J. The MAPC signature block shall be amended to indicate the chairman as James D. Miner.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO.** 4

January 6, 1994

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 93-77 KNOLL'S ADDITION

OWNER/APPLICANT: John Knoll, 6529 Kerman Drive, Park City, KS 67219

SURVEYOR/ENGINEER: S. E. Anderson, P.E., L.S., Consulting Engineer, Rt. 1,  
Box 196, Whitewater, KS 67154

LOCATION: Northwest corner of 55th Street South and Woodlawn

SITE SIZE: 30.5 Acres

NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 Acres

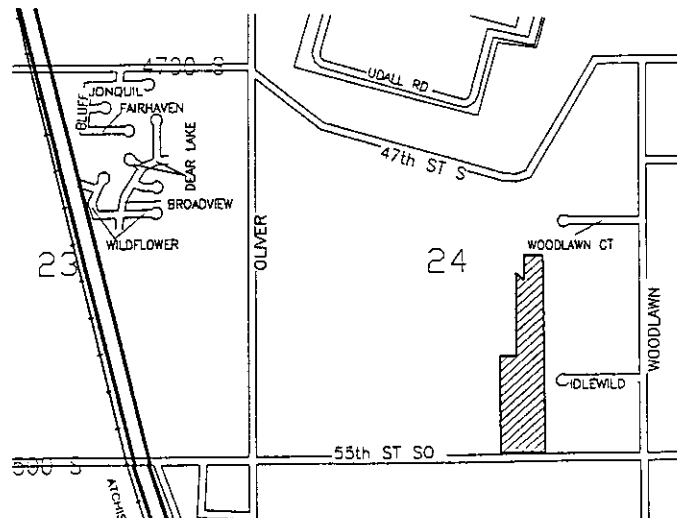
CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING:

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**VICINITY MAP:**



NOTE: This site is immediately south of McConnell AFB's runways. It is, however, just outside of the Airport's overlay zoning and is simply covered presently by County R-1, Suburban Residential zoning. In regard to the Comprehensive Plan, the area south of McConnell is shown as being agricultural, but the area east and northeast of this site has developed or been platted for development of 5-acre type residential uses. The pattern of landownership in this area is somewhat irregular, resulting in platted and unplatted development in somewhat of a haphazard manner. This plat is itself proposing two (2) awkwardly long lots and if platted as proposed will make development of the property to the west somewhat difficult due to a lack of adequate street access.

STAFF COMMENTS:

- A. Access to three of the lots (1, 2 & 3) is dependent upon the extension of Idlewild Circle by means of a "Contingent Dedication". This dedication was done by separate instrument and the applicant shall submit a copy of this dedication to Planning for review. It is the applicant's responsibility to review this dedication and determine that this site will be able to obtain access under the conditions of the contingent dedication.

However, other options for public access should be considered for this site. In particular the platting of Lots 1 & 2 require the Planning Commission to waive the Subdivision Regulations as to the lot width to length standard, i.e., lot length should not exceed 2 1/2 times the lot's width. Lots 1 & 2 are nearly 5 times longer than wide. Also Lots 4 & 5 show access directly to 55th Street South, which if possible should be avoided. Further, the extension Idlewild Circle as a deadend cul-de-sac is pushing this street well beyond the standard considered acceptable for such a single point of entry street. And the property to the east of this site is becoming potentially isolated if no public access is provided for during the platting of adjacent sites such as this plat.

Following are certain options that should be considered for this site and as appropriate required for the final plat.

1. Require the platting of Idlewild across the south ends of Lots 1 & 2 to the west line of the plat.
2. Require a contingent dedication along the west line of Lot 1 for half of a north-south street which would extend from Idlewild as

extended under No. 1 above, to more or less the area of McConnell AFB.

Along with this contingent dedication, allow within the same area an access easement for a reconfiguration of Lots 1 & 2 into a more conventional form. That is, Lots 1 & 2 would be reconfigured into 2 or even three more conventional shaped lots, with one or two being provided access initially by the easement and eventually a full public street when and if the area west also plats. This contingent street alignment is suggested, therefore, to provide acceptable public access to both this site but also to accommodate potential development to the west. Such a contingent dedication would be based on a similar dedication from the adjacent property and if an alternate means of access does occur would leave this site with access only by the easement. Because of the pattern of development in this area, this would be a situation in which such an access easement could be allowed by the Planning Commission.

3. Instead of Option No. 2 above, require the dedication and installation of a full 70-foot suburban street along this site's east line. This street would extend from 55th Street South northwest to the north line of this plat. All lots could then be designed to front on this street. This extension to the north line would also allow for a potential road back eastward to Woodlawn. Again, the extension of Idlewild noted in No. 1 above would be required to allow some future access for the property to the west.

While this option provides the most desirable access for lots in this plat, it does create a road in the rear of several existing platted lots and provides no benefits for access for property to the west.

If any of the options are chosen, the final plat shall be redesigned to reflect all required changes and any associated conditions (provide/plat needed cul-de-sac, building setbacks, etc.).

- 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. The applicant shall guarantee any drainage improvements required by the

platting of this property.

- D. The applicant shall guarantee the installation of public streets to the Suburban Street standard for unpaved streets. This guarantee, if necessary, shall also provide for the installation of Idelwild from the east line of this plat to the existing driving surface.
- E. As noted on the preliminary plat, the issue of a "gap" along the east line of this plat must be resolved before this plat can be scheduled for City Council and County Commission review.
- F. Since this area is near Wichita, the dedication of access control to 55th Street South, as referenced in the plat's text, shall be to the "Appropriate Governing Body". If any openings are involved, their location should be subject to approval by the "Appropriate Engineer".
- G. Under "R-1" zoning building setbacks of only 35-feet may be platted.
- H. 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.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. On the final plat the centerline of 55th Street South shall be labeled "CL".
- 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. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.

- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if any drainage easements and/or off-site drainage agreements are required of this site.