

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

February 16, 1995

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 95-12 PATTERSON LAKE ADDITION

**OWNER/APPLICANT:** Mike Patterson, 1801 Woodrow Ct., Wichita, KS 67203

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

**LOCATION:** East of Seneca and north of I-235 North

**SITE SIZE:** 4.56 Acres

**NUMBER OF LOTS**

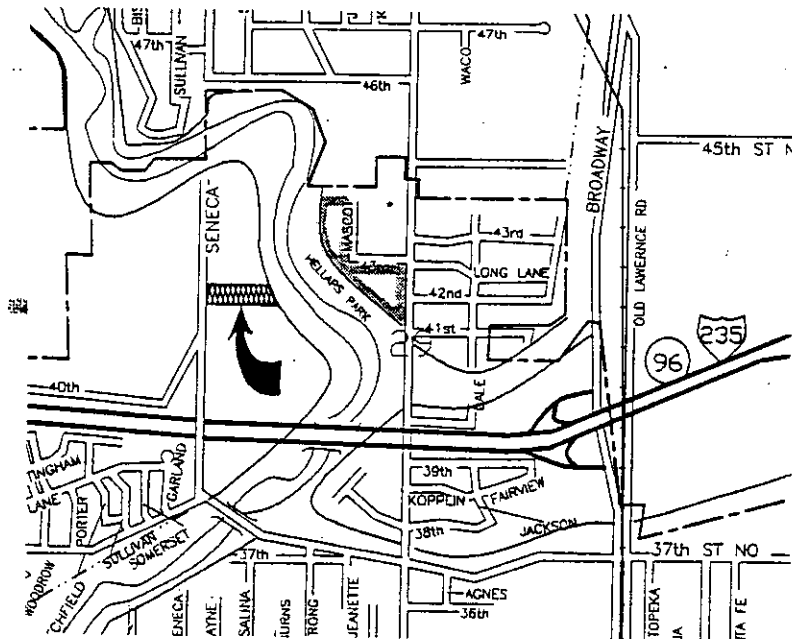
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 4.56 Acres

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: Although this site is located within the Wichita City Limits, neither sanitary sewer nor municipal water are reasonably available in this area. The Piland Lake Addition to the north was platted in 1987 and was approved for the use of on-site sanitary sewer and water facilities.

STAFF COMMENTS:

- A. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval. Based upon the size of this site (4.56 Acres) approval for a septic system should be obtained rather than a lagoon. A lagoon can be allowed on a lot as small as 4.5 acres provided that the applicant can prove that they are unable to obtain additional land. Also, the Health Department needs to indicate any concerns with the uses of either septic or lagoon at this site since approximately 2/3's of the site is actually covered by water (a lake).
- B. City Engineering needs to indicate if petitions for the future extension of municipal water and sanitary sewer need to be submitted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Engineering also needs to indicate any minimum building pad elevations for this site. If such an elevation is required, the final plat tracing shall provide proper documentation and related information (note in platting text, benchmarks, City datum & MSL, etc.).
- E. As indicated by the platting binder, 1994 property taxes are due on this site and must consequently be paid before this plat will be released for recording.
- F. Prior to this plat being released for recording, the shed indicated within the 25-foot setback shall be removed. A letter shall be submitted to Planning indicating removal of the shed. The applicant is also advised that the indicated carport at this site could be in violation of the required sideyard setback. If the carport and existing garage remain detached from any future residence, a three (3) foot sideyard is typically required. If attached to a residence or if the garage were converted to a residence, a six (6) foot sideyard would be needed. Any such violation would require approval of a variance by the BZA.
- 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. (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.)
- 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.
- 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.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to verify any minimum building pad elevation requirements for this site.

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