

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

January 4, 1996

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 95-89 MEYER'S ADDITION

OWNER APPLICANT: Troy A. and Kelly Meyer, 501 E. 63rd st. N., Lot 129, Pueblo, Wichita, Ks 67219

SURVEYOR/ENGINEER: S.E. Anderson, PE/LS, Consulting Engineer, P. O. Box 240, 217 S. Main, Whitewater, KS 67154

TOWNSHIP: George E. Zurfluh, Trustee, Eagle Township, 11801 N. 119th Street West, Sedgwick, KS 67135

CITY: Ms. Laura Fisher, City Clerk, City of Bentley, P. O. Box 286, Bentley, KS 67016

LOCATION: South of 109th Street North and west of 135th Street West

SITE SIZE: 5.13 Acres

NUMBER OF LOTS

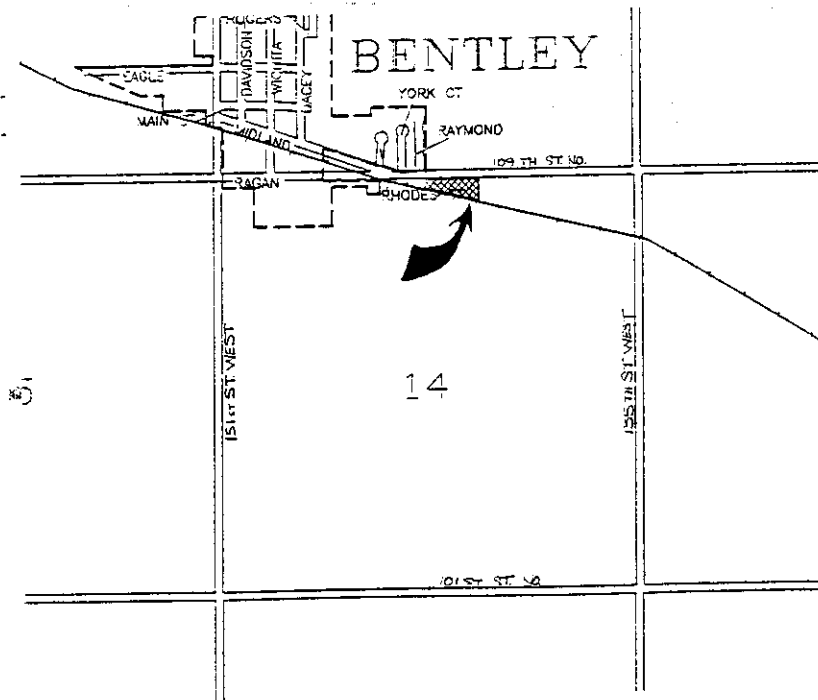
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.36 Acres

CURRENT ZONING: "R" Residential

PROPOSED ZONING: "R" Residential

VICINITY MAP:



NOTE: While this site is in the County and presently under Wichita/Sedgwick County Subdivision jurisdiction, it is apparently just outside of Bentley's City limits. At this time, the applicant is indicating the intention to use Bentley water but on-site sanitary sewer (lagoon).

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. The applicant is advised that with less than five (5) acres, a lot needs to be approved for the use of a septic system. If the applicant can verify that no additional property can be obtained in order to achieve the 5-acre standard, a lot size of 4.5 acres can be approved for Lagoon, if allowed by the Health Department. At this time, this plat at 4.36 Acres is even below the 4.5 acres exception. The Health Department representative needs to indicate if there are any conditions under which a lagoon could be justified on lot sizes less than indicated above. However it should be noted that the Subdivision Regulations Section 7-204(T) indicate that the 4.5 acre, one (1) lot plat is the minimal situation to be allowed.
- B. Even if this site were allowed to use an on-site water well at this time, the applicant shall submit a letter from the City of Bentley indicating that any requirements (if any) for extending Bentley water to this site have been satisfied. That is, the applicant shall verify that any required extensions, guarantees, etc. for water from Bentley, have been provided as requested by Bentley.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. On the final plat tracing, a 30-foot building setback shall be platted to 109th Street North.
- E. The applicant is advised that before the plat tracing can be released for County Commission review, an updated plat binder will need to be submitted. This binder will need to show that the site is in the ownership of Troy and Kelly Meyer, and that the only mortgage presently effecting the site is held by Rose Hill State Bank. Present ownership is shown in another party and with mortgages by several organizations.
- F. 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.)
- G. 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.
- H. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the

tentative mailbox locations can be determined.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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