

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

October 15, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-48 O. V. BUI ADDITION

OWNER/APPLICANT: Oanh Van Bui, Et al, 5301 S. Woodlawn,  
Wichita, KS 67037

SURVEYOR/ENGINEER: Air Capital Land Surveyors, 2160 West 21st  
Street, Wichita, KS 67203

LOCATION: West side of Woodlawn between 47th Street  
South and 55th Street South

SITE SIZE: 8.33 Acres

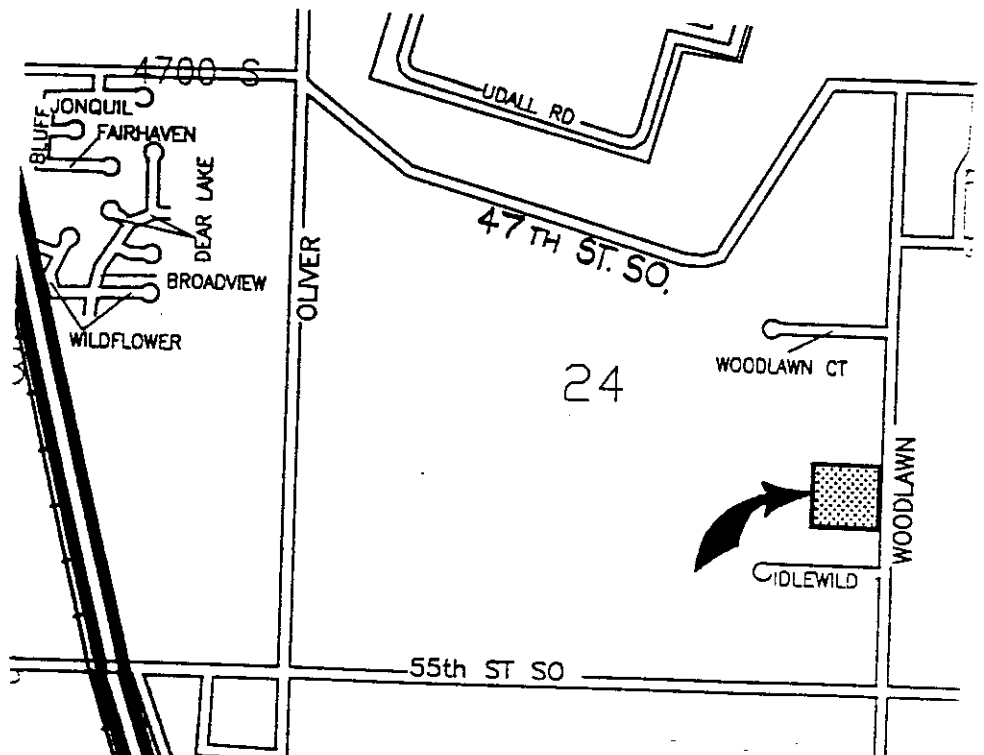
NUMBER OF LOTS

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

MINIMUM LOT AREA: 8 Acres

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



Note: A county BZA case (6-92) has been approved for this site. This case involved an ownership of 16 acres and a use exception to permit a manufactured home at the site. Also, being an unplatted site, the applicant was required to plat. However, the plat as now being reviewed covers only a portion of the applicant's ownership, or approximately eight (8) acres. Based on aerial photos of this area, it appears that the rear or western portion of this property will become landlocked.

STAFF COMMENTS:

- A. The applicant is advised that the western portion of their ownership, not being included within this plat, will become landlocked and cannot be platted for development in the future unless public access is provided to the site. Also, there are no physical conditions or unique conditions that should allow for the use of private access easements in the future. The lack of public access in this area is the result of the pattern of private development being requested.
- A 35-foot strip of property along the north line of this plat appears to have been set aside as a means of access for property to the west, but a full public street requires 70-feet of right-of-way. This plat does have sufficient space along its south line for a full public street but this would create a double frontage situation with the platted lots immediately south. The development on these lots has also not been made with the consideration to a public street being adjacent to their property.
- 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. On the final plat tracing, until a new Mayor is officially designated, the Mayor's signature line should be left blank.
- E. 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.
- 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.

- 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 316-946-4527) 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 the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative 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.