

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-66 Name Koenigs 1st Addition
Date Application Rec'd. 11-12-82 Preliminary Approval
Scheduled S/D Meeting 11-22-82

DESCRIPTION

General Location East side of 199th St. West in an area north of 39th St.
South

Owner Gary Koenigs
Surveyor/Engineer Lloyd R. Stuckey
Address R.R.#2, Box 92, Winfield, Ks. Zip Code 67156 Phone (316) 221-0186

1. Gross Acreage of Plat 2.3 acres
2. Number of Lots :
 Residential One
 Commercial _____
 Industrial _____
 Other _____
3. Total Number of Lots One
4. Minimum Lot Frontage 220.59
5. Minimum Lot Area 2.0 acres
6. Existing Zoning R
7. Proposed Zoning R
7. Lineal Feet of New Street
 a. 60' R/W 220.59ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL 220.59 ft.
8. Sidewalk adjacent to all streets yes no
9. Is public water available _____ Yes No, Name _____
10. Is sanitary sewer available _____ Yes No, Name _____
11. Has Health Dept. approval been obtained (where applicable) _____ Yes No
12. City of Wichita _____ 3-Mile Area Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. Access control except for one opening to 199th Street West shall be labeled on the face of the final plat and dedicated in the plat's text.
- B. 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. Topography of the property indicates that natural drainage is in an easterly direction across adjacent property. The County Engineer's representative shall be prepared to comment on the applicant's proposed lot grading plan.
- D. The final plat shall distinguish between iron pins found and iron pins set with this survey.
- E. The final plat shall indicate angles at all lot and plat corners or bearings for all lot and plat boundary lines.
- F. Electric and telephone lines shall be installed underground in accordance with 8-103(H) of the Subdivision Regulations unless an overhead type of distribution system presently exists in the area.
- 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. As there already is a Koenigs Addition filed of record, the final plat shall either include initials in the plat name or shall be renamed Koenig's Second Addition.

S/D No. 82-66 Name Koenigs 2nd Addition
 Date Application Rec'd. 11-12-82 Preliminary Approval 11-22-82
 Scheduled S/D Meeting 12-9-82

DESCRIPTION

General Location East side of 199th Street West in an area north of 39th Street South

Owner Gary Koenigs
 Surveyor/Engineer Lloyd R. Stuckey
 Address R.R.#2, Box 92, Winfield, Kans Zip Code 67156 Phone (316) 221-0186

- | | | | |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>4 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>60'</u> R/W <u>383</u> ft. | |
| Residential | <u>2</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL <u>383</u> ft. | |
| 3. Minimum Lot Frontage | <u>191.5 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area | <u>1.736 acres</u> | | |
| 5. Existing Zoning | <u>R</u> | | |
| 6. Proposed Zoning | <u>R</u> | | |
| 9. Is public water available | Yes <u>X</u> No _____ | | |
| 10. Is sanitary sewer available | Yes <u>X</u> No _____ | | |
| 11. Has Health Dept. approval been obtained (where applicable) | Yes _____ No _____ | | |
| 12. City of Wichita | <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> <u>X</u> | | |

STAFF COMMENTS:

NOTE:

The preliminary plat was reviewed by the Sub-division Committee on November 22nd under the name Koenigs 1st Addition. It was a 2-acre, one-lot plat. This final plat consists of two lots, each 1.736 acres. There is an existing residence and barn on Lot 1. A variance request has been filed with the County Board of Zoning Appeals to reduce the lot size from 2 acres to not less than 1.73 acres and to reduce the lot frontage from 200 feet to not less than 191 feet. The total tract acreage is now 4 acres but the street right-of-way required to be dedicated in the platting process reduces the total buildable area to 3.472 acres.

- A. 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The access control notation on the face of the plat shall be revised to read "access control except for one opening per lot."
- C. The platting text shall be revised to state that the property is being platted into lots "and a street".
- D. Approval of the plat shall be subject to approval of the applicant's request for a variance to reduce the lot frontage and lot area in the "R" zoning district.
- E. Recording of the plat within 30 days after approval by the Board of County Commissioners.