

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
March 18, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-12 - YODER AIRPORT 2ND ADDITION

OWNER/APPLICANT: Donald D. Yoder, 3010 W. Central, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: West of 247th Street West and south of Highway U.S. 54

SITE SIZE: 59.2 Acres

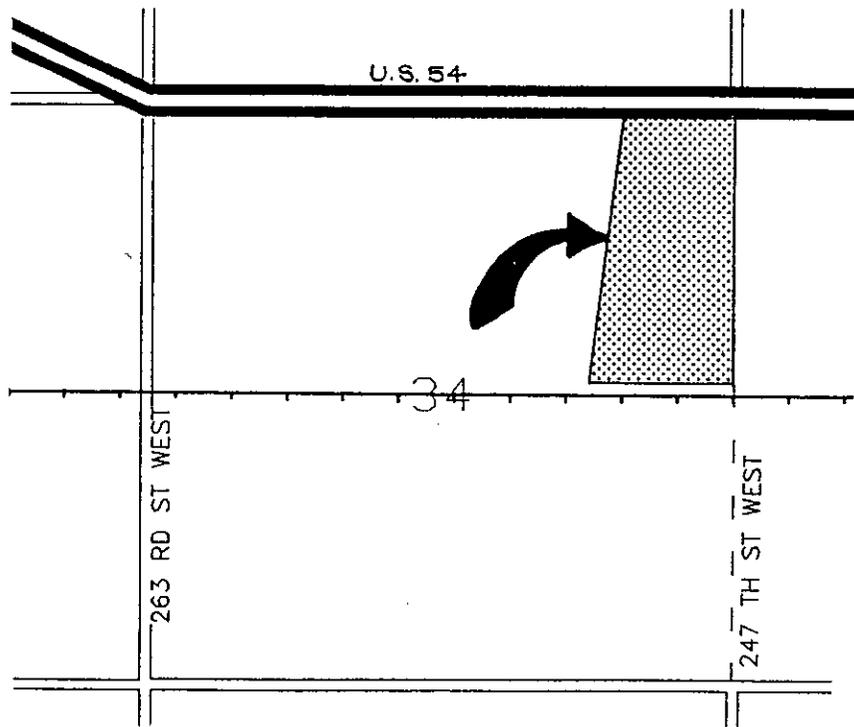
NUMBER OF LOTS

Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: The area included in the present plat was originally included in the Yoder Airport Addition submitted and approved as a final plat by the Planning Commission in 1991. However, the applicant subsequently requested and had approved a revised final plat only for the area to the west of this Addition or indicated as an exception on the present plat. This area indicated as an exception was approved as a one lot plat, to be developed under an approved conditional use as a private airport (runway and related facilities).

This plat is again platting seven (7) residential lots to the east of the airport/runway facility. However, this plat is now showing Harry Court along the west rather than the east line of the residential lots along with a Reserve between this street and the airport/runway to the west. Lot configurations have also been somewhat altered particularly the creation of one (1) very large lot at the end of Harry Court.

STAFF COMMENTS:

- A. 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.
- B. The applicant shall guarantee the installation of Harry Court to the suburban street standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a covenant concerning ownership and maintenance of the floodway and the County's right to enter into the floodway and maintain it if necessary and to charge back the costs to the involved property.
- E. When originally platted, a minimum building pad requirement was established for a lot at the south end of this Addition. If still required, the final plat tracing shall indicate such minimum building pad elevation. It shall be noted on the face of the plat and referenced in the plat's text. It shall also indicate if the elevation(s) is for the lowest floor level or opening. Both on-site and off-site bench marks shall also be indicated.
- F. The plat's text shall indicate who is to own and maintain the Reserve.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners'

association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- J. On the final plat tracing, a minimum 35-foot building setback shall be platted to U.S. 54, along the north line of Lot 1.
- K. On the final plat tracing a dashed line shall be used for where Harry Court meets Harry Drive to the north of this plat. Solid lines are used to indicate private streets.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if minimum building pad elevations are required and if the floodway easement is adequate.