

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-5 Name Vohs Addition
Date Application Rec'd. 1-25-80 Preliminary Approval _____
Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location On the north side of Pawnee, in an area 1/2 mile west of 151st West

Owner Edward Vohs
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

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| <p>1. Gross Acreage of Plat <u>5 acres</u></p> <p>2. Number of Lots:
Residential <u>1</u>
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>163.8</u> ft.</p> <p>4. Minimum Lot Area <u>209,647.238</u> sq. ft.</p> <p>5. Existing Zoning <u>"R"</u></p> <p>6. Proposed Zoning _____</p> | <p>7. Lineal Feet of New Streets:
a. <u> </u> R/W <u> </u> ft.
b. <u> </u> R/W <u> </u> ft.
c. <u> </u> R/W <u> </u> ft.
d. <u> </u> R/W <u> </u> ft.
e. <u> </u> R/W <u> </u> ft.
TOTAL <u> </u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no</p> |
|--|---|
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. The applicant is hereby advised that this property is located in an area which generally has had soil percolation rates unacceptable for septic tanks. If soil percolation tests on this particular site prove unacceptable, it is recommended that the plat be denied. This recommendation is based on the fact that a sewage lagoon (the sewage treatment system which is required when public sewers are not available and septic tanks are not allowed) requires a minimum property width of 200 feet. The applicant shall contact the Health Department regarding procedures for conducting percolation tests.
- B. If a septic tank permit can be obtained, it is recommended that the owner plat only the south 2 acres of this property. (Two acres is the minimum lot size allowed in "R" zoning district). This would create a more acceptably shaped lot (approximately 164 feet x 550 feet), and would allow for future road extensions thru the north end of the property, if that should ever be necessary, or would allow for the future platting of the north end of this property in conjunction with the platting adjacent to the west.
- C. The minimum lot frontage allowed in "R" zoning is 200 feet. Approval of this plat with less frontage than 200 feet will require a variance from the County Board of Zoning Appeals or approval of a zone change to "R-1".
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.