

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

May 18, 1995

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 95-33 CHRIST LUTHERAN CHURCH ADDITION

**OWNER/APPLICANT:** Christ Lutheran Church, Attn: Walter Dietz, 5356 North Hillside, Wichita, KS 67220

**SURVEYOR/ENGINEER:** Babar M. Khan, L.S., Municipal Engineers, P.A., 254 Laura - Suite 201, Wichita, KS 67211

**TOWNSHIP:** Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204

**LOCATION:** South of 53rd Street North and east of Hillside

**SITE SIZE:** 4.0 ± Acres

**NUMBER OF LOTS**

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

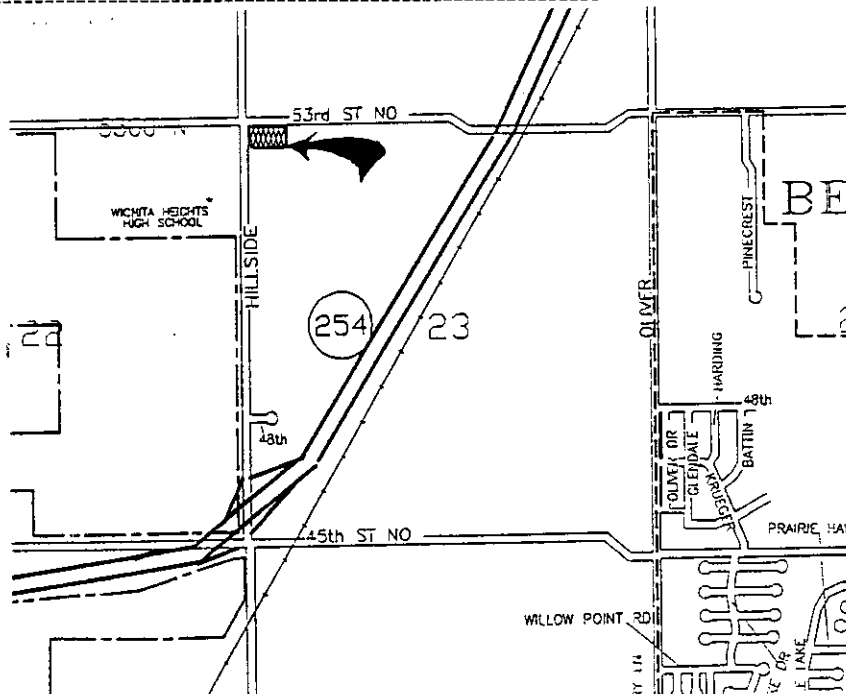
**MINIMUM LOT AREA:** 3.0 ± Acres

**CURRENT ZONING:** "LC" County

**PROPOSED ZONING:**

VICINITY MAP:

SS # 23



NOTE: This site is located in the County, but less than 1/4 mile from Wichita's City Limits. The site is also zoned "LC" and is at the intersection of two mile line roads. Regardless of the supposed purposes for which the property is being platted, requirements need to be determined upon the existing conditions (zoning, rights-of-way, building setbacks, etc.).

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. The applicant is advised that based upon the size of this plat, approval for a septic system must be obtained or a plat of at least 5-Acres (exclusive of street right-of-way) will need to be resubmitted in order to qualify for a lagoon system.
- In regard to use of an indicated 6-inch water line in Hillside, this line is not apparently a Wichita facility and the applicant would need permission from some other party to use water through their line.
- B. City Engineering and the City Water Department representatives need to indicate if guarantees for the future extension of Wichita sanitary sewer and water need to be provided.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the dedication of major intersection right-of-way along both Hillside and 53rd Street North. Seventy-five (75) feet of half-street right-of-way shall be provided for a distance of 250 feet from the intersection of these two arterials and then over the next 100 feet taper to the required 50 feet of half street right-of-way.
- F. Both the face of the plat and the plattor's text shall properly indicate the dedication of access controls. "Access Control Except One Opening" to Hillside and "Access Control Except Two Openings" to 53rd Street North shall be shown on the face of the plat. The plattor's text shall be amended to note the dedication of such controls to the appropriate governing body with locations of the openings being approved by the appropriate Engineer. The text presently implies that no access is being allowed to Hillside, while the face of the plat shows one opening.
- G. Based upon this site's zoning, 35-foot building setbacks shall be indicated to both Hillside and 53rd Street North.
- H. In the surveyor's text, the reference to KSA 12-512(b) should be revised to delete references to any previously platted lots since this property has not been previously platted.

- I. On the final plat tracing, all names shall be printed below the appropriate signature lines.
- J. Approval of this plat shall be subject to review of the platting binder and any relevant conditions found upon such review.
- K. 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.)
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. 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.