

S/D No. 83-12 Name Don Coleman Addition
Date Application Rec'd. 3-4-83 Preliminary Approval _____
Scheduled S/D Meeting 3-17-83

DESCRIPTION

General Location North side of U.S. 54 in an area east of
151st St. West

Owner Don Coleman
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

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| 1. Gross Acreage of Plat <u>1.5</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>304</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>304</u> ft. |
| 3. Minimum Lot Frontage <u>90</u> ft. | 8. Sidewalk adjacent to all
streets _____ yes <u>X</u> no |
| 4. Minimum Lot Area <u>32,130</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>C (SCZ-0500)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>Goddard</u> | |
| 10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant's associated zone case (SCZ-0500) requesting "R-1" to "C" has been approved subject to platting.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall dedicate by separate instrument the right-of-way necessary for connecting the proposed frontage road with the approved access point to U.S. 54. The applicant or his agent shall be prepared to discuss the possibility of dedicating or obtaining the dedication of Wheat Lane, the private road on the west side of Lot 1.
- D. The applicant shall guarantee the paving of the proposed frontage road.
- E. On the final plat, the frontage road shall be labeled "Kellogg Drive."
- F. The recording data or condemnation case for the "complete access control" to U. S. 54 from the frontage road (Kellogg Drive) shall be indicated on the final plat.
- G. The applicant shall contact the City of Goddard relative to providing municipal water service for this commercial plat. A letter shall be obtained from the City of Goddard stating their willingness to serve this property and stating that the applicant has guaranteed the required main extension.
- H. As sanitary sewer does not exist to serve this commercially zoned property, it is necessary for the applicant to contact the Environmental Health Division of the Health Department to find out what tests are necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying

(Over)

approval. In this regard, preliminary review of soil maps for this area indicate the existence of soils which are not suitable for septic systems. Sewage lagoons require a 5-acre minimum lot size.

- I. The final plat shall indicate a 20-foot building setback on Lot 1 from the adjacent north/south roadway.
- J. The representatives of the Utility Advisory Committee should be prepared to comment on the need for a 10-foot utility easement adjacent to the east line of Lot 2.
- 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).