

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

February 6, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-8 - BRENNER ESTATES

OWNER/APPLICANT: L. J. Brenner, 1515 Renah Vista Dr., GLENDALE, CA 91207

AGENT: William F. Hurst, 4305 Cedar Lakes Ct., Goddard, KS 67052
Winter Residence: (Jan through March) P. O. Box 3211, Port Aransas, TX 78373

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, WICHITA, KS 67211

LOCATION: North of 47th Street South and west of 231st Street West

SITE SIZE: 59.46 Acres

NUMBER OF LOTS

Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

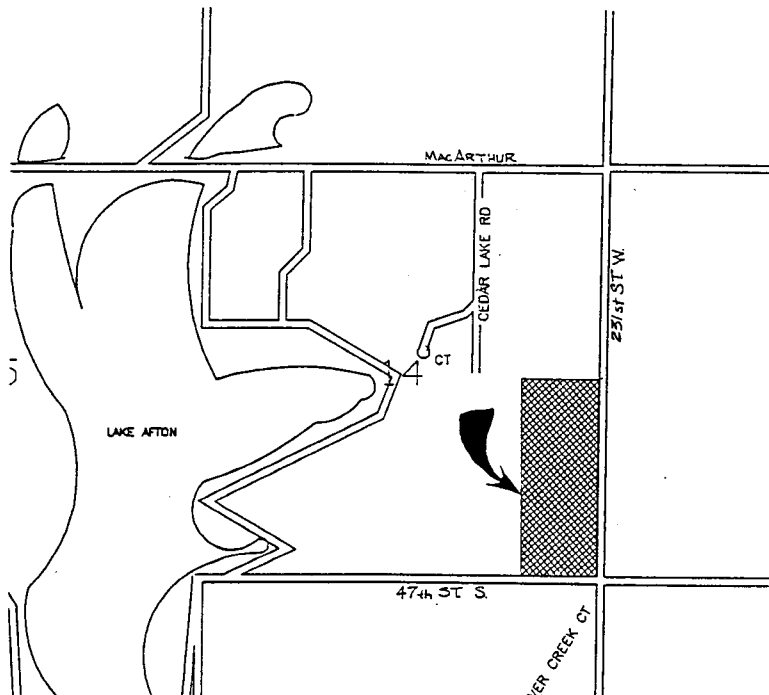
No Sewer.

MINIMUM LOT AREA: 8.59 Acres

CURRENT ZONING: "RR"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves lots of approximately 9.5 acres each, fronting on the southern half mile of 231st Street West (a mile line, paved road). No road is being shown as extending between lots that would allow for access to the interior of the quarter section in which this Addition is located. Also for the half mile section of 231st Street West north of this site (up to MacArthur Road/39th Street South), homes have been built before platting requirements came into effect, such that no east-west interior-type street is available in that quarter section. Consequently, if this site is platted as submitted, there will be a solid mile section of homes from 39th to 47th Street South with no means for development of an east-west street into the interior of this section.

From 39th Street South at approximately the 1/4 mile line, a N-S street has been provided for, at least in part, by the Cedar Lake Estates plat. This Road's right-of-way extends to the half mile line south of 39th Street South ending just to the northwest of this plat's northwest corner. Nonetheless, there is a reasonable possibility that a street along the west line of this Addition could be connected up to the street associated with the Cedar Lake Estates Addition.

In any case, without either a N-S or E-W road into some of the areas west of this site, these areas will become essentially landlocked and/or hampered by the very limited means of access evolving at this location.

STAFF COMMENTS:

- A. Three possible dedications of street right-of-way should be considered for this site in order to provide some reasonable means of access to the land west, but also north of this plat.
- 1) an east-west street could be provided along the north line of this Addition. Eventually, this street would connect up with the street in the Cedar Lake Estates plat but would also allow for a street to be extended south and westward into the 1/4 section in which this Addition is located.
 - 2) an east-west street at some mid-point of this Addition which for now would simply stub into the area to the west.
 - 3) a north-south street along the west line of this plat extending from 47th Street South to the "area" where the street from Cedar Lake Estates presently terminates at the 1/2 mile line. If a "full" street could be provided along this alignment, all lots in this Addition could use such a street for their access, thereby eliminating the need for direct access out to the mile line roads. Further, based on this area's topography, the installation of lagoon systems would be more easily accommodated. At this time, however, some sections of right-of-way beyond this plat would still need to be obtained.

It is recommended that this plat be required to provide for at least one of the above options.

- B. 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. In addition, Health needs to indicate if indeed the topography of this site would hamper the

locations of lagoons, relative to homes on all or at least some of the lots.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As appropriate, the applicant shall guarantee the installation of any interior street(s) to the suburban gravel standard.
- E. Depending upon requirements for an interior street, the final plat shall indicate access controls to the adjacent mile line streets. If a north-south street is required, such that all lots will have access by such a street, then complete access control shall be dedicated to the mile line Roads. Otherwise, access control except for one opening shall be indicated to the mile line Roads, with the standard 100 feet of complete access control for Lot 1 at the intersection of the mile line roads.
- F. 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.)
- G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. 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.
- I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.