

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 2**

September 1, 1994

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 94-66 BOLE ADDITION

**OWNER/APPLICANT:** Wm. R. Bole, II, 1667 Harlan, Wichita, KS 67212

**TOWNSHIP:** David L. Brooks, Trustee, Grant Township, 1420 E. Ryan Road, Sedgwick, KS 67135

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

**LOCATION:** West of Hydraulic and south of 93rd Street North

**SITE SIZE:** 35 Acres

**NUMBER OF LOTS**

Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

**MINIMUM LOT AREA:** 5 Acres

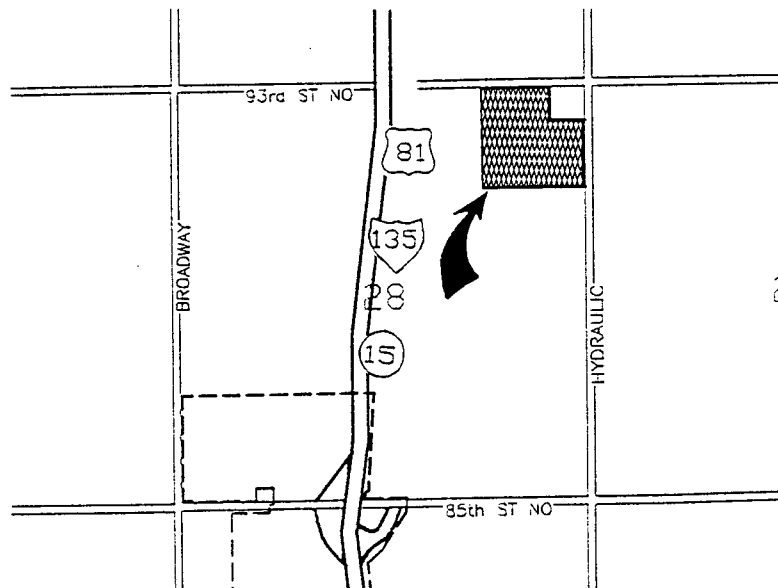
**CURRENT ZONING:** "R"

**PROPOSED ZONING:** "R"

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**VICINITY MAP:**



NOTE: This property is in an area denoted in the Comprehensive Plan as "agricultural" where it is proposed that residential lot sizes be a minimum of 20 acres each. However, to achieve this, a new agricultural zoning district needs to be adopted and these "R" Rural Residential areas rezoned to the agricultural district. For now, the property is zoned to permit 2-acre lots unless sewage lagoons are necessary in which case the minimum lot size is 5 acres.

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 construction of 91st Street North Circle to suburban street standards.
- C. 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.
- D. A platting or title binder shall be submitted with the final plat.
- E. 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.
- F. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.