

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

October 27, 1994

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/1/94)

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

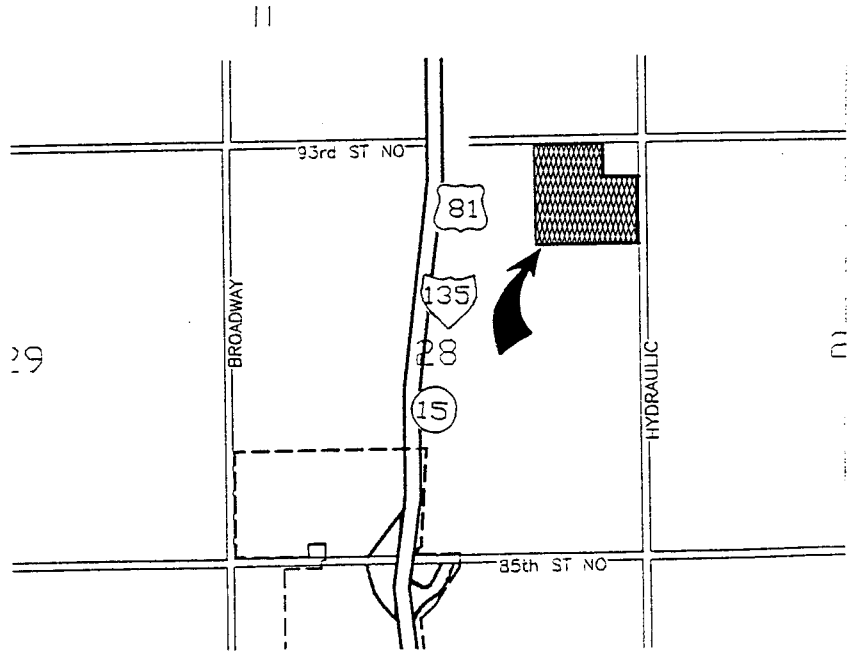
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

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's surveyor needs to verify the accuracy of the legal description shown on the face of the plat. The last line appears to be insufficient.
- D. A proper platting binder shall be submitted with the final plat tracing. The material submitted with the final plat is inadequate.
- E. On the final plat tracing, the MAPC Chairman shall be amended to indicate John W. McKay, Jr.
- 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.