

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10.
August 11, 1988

STAFF REPORT
(Preliminary)

CASE NUMBER: S/D 88-67 - BOLTON ADDITION

OWNER/APPLICANT: G. C. Bolton, 1503 S. 119th St. W., Wichita, KS, 67209

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS, 67211

LOCATION: West side of 119th St. West in an area north of Kellogg

SITE SIZE: 2.184 acres

NUMBER OF LOTS

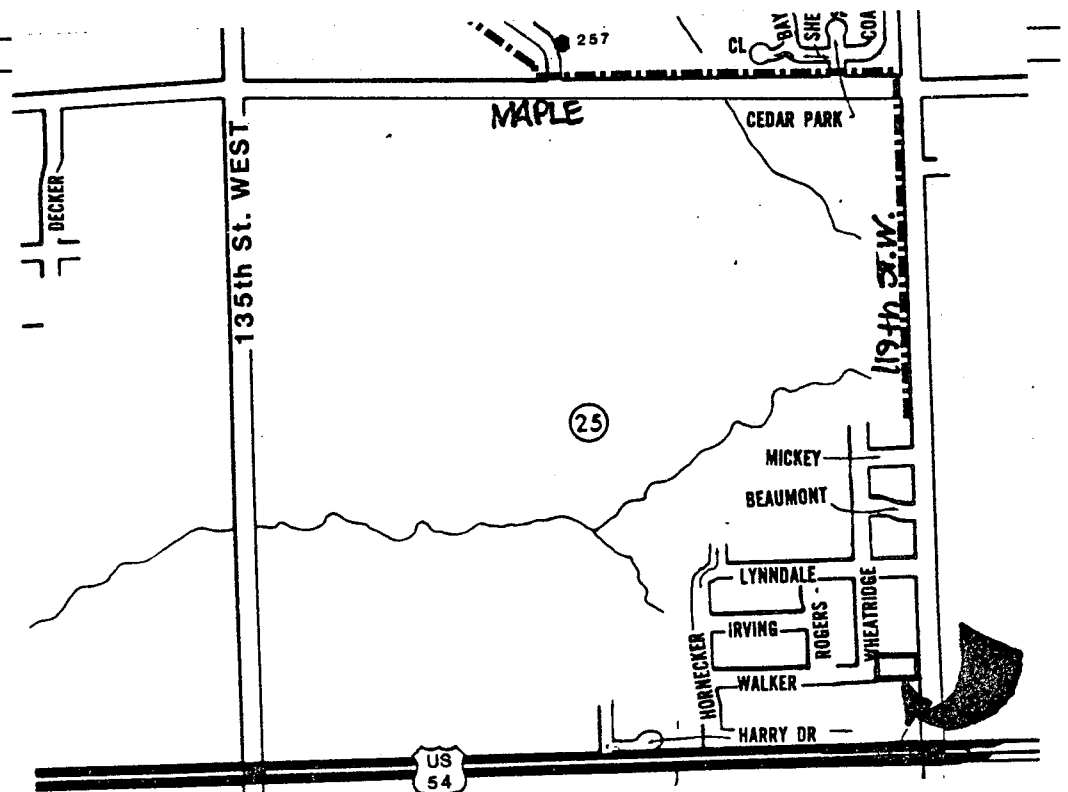
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 18,298 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (upon annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property presently abuts the City of Wichita along this plat's southern line. Surrounding areas are also in the process of being annexed to Wichita. Sanitary sewer is also being extended into this area.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- D. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- G. On the final plat tracing, the name of the plat shall be amended to reference "Wichita", i.e., Bolton Addition, Wichita, Sedgwick County, Kansas.
- H. On the final plat tracing, the signature block for the Board of County Commissioners shall be deleted.
- I. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- J. The plattor's text shall be amended to state that the location of the permitted openings to 119th Street West shall be determined by the City Engineer.
- 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. 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.
- 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 representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.