

S/D 89-14 - COUNTRY MEADOWS ADDITION

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- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. 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.
- M. Recording of the plat within 30 days after approval by the City Council.

Wichita-Sedgwick County
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

April 13, 1989

STAFF REPORT

(Final Plat Approved 4/6/89; Preliminary Plat approved 3/9/89)

CASE NUMBER: S/D 89-14 - COUNTRY MEADOWS ADDITION

OWNER/APPLICANT: Steps to Life, Inc., P.O. Box 17053, Wichita, KS 67217

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: West side of Webb Rd., north of 55th St. So.

SITE SIZE: 85.4 acres

NUMBER OF LOTS

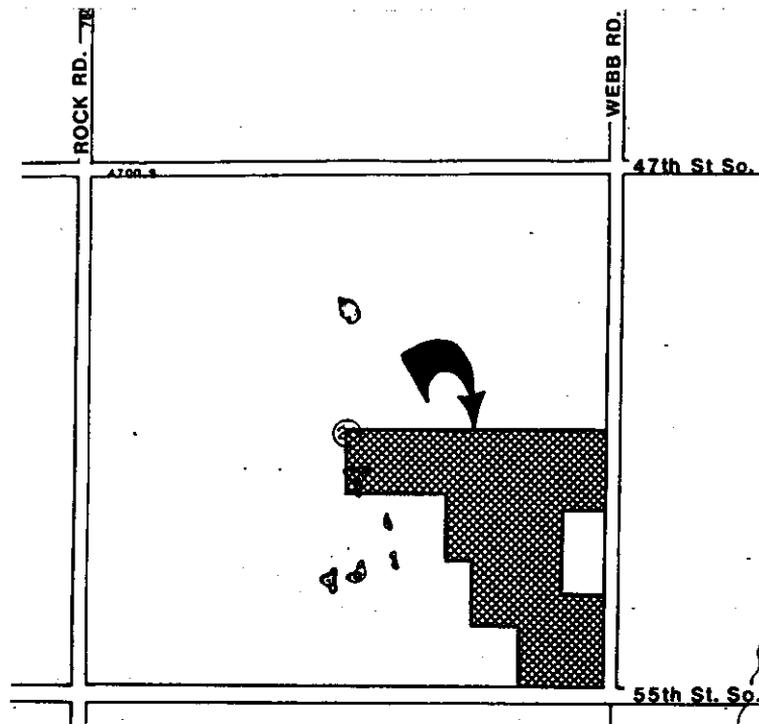
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5.0 acre

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (portion of Lot 1, with SCZ-0595 and CU-318)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A portion of Lot 1 (approximately the north 660 and east 1050 feet) has been approved for a zone change to "R-1", Suburban Residential. This same area is also included in conditional use, CU-318, which involves a request to establish a religious-educational facility at this site. The zoning and conditional use have been approved, with the site being required to plat by February 1, 1990.

- 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 any drainage improvements required by the platting of this property. (This guarantee may be a part of street guarantee).
- C. The applicant shall guarantee the opening up of the proposed interior street to suburban street standards.
- D. On the final plat tracing it shall be clearly indicated that the name of the interior street is Prairie Meadows Circle and not two separate street segments.
- E. On the final plat tracing a 20-foot utility easement shall be indicated along the north line of this plat.
- F. This final plat tracing shall indicate a minimum building pad elevation of 1341 MSL for Lot 1. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- H. 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.
- I. 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.

SEDGWICK COUNTY



**METROPOLITAN AREA PLANNING
DEPARTMENT**

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 14, 1989

Mr. Gary Wiley
P.E.C., P.A.
1440 E. English
Wichita, KS 67211

Re: S/D - 89-14 - COUNTRY MEADOWS

FILE COPY

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Steps to Life, Inc., P.O. Box 17053, Wichita, KS 67217
Morris Dunlap, 734 S. Washington, Wichita, KS 67211
Jim Weber, County Engineer
Mike Lindebak, City Engineer