

Marion County Planning Commission Staff Report

Applicant

Gary Dunnegan

Application

Applicant is requesting final plat approval to establish lots in the "LL" Lake Lot and "SR" District.

Project Description

See attached plat.

The purpose of the plat is to create new lots for residential purposes. This site is located at Marion County Lake.

Planning Issues

The Public Hearing Notice and Adjacent Property Owner Notification was completed in accordance with the Marion County Zoning Regulations and Kansas State Statutes on June 5, 2013. One public comment in favor of the application has been received.

The purpose of this district is to provide for the platted development of the low-density residential neighborhoods that retain the character of the basically rural area and yet allow an influx of residential development.

Staff Recommendation

A rezone was previously approved on July 25, 2013 to approve rezoning from "A" Agriculture to "SR" Suburban Residential for the northernmost lots and "LL" Lake Lot for the southernmost lots of property generally located at 77 Lakeshore Drive.

4-102. 12. There shall be no private streets platted in any subdivision. County Commission are the only ones with authority to wave that standard. Names of all proposed street to be included. Dedication by the owner dedicating streets, right-of-way for public use shall be included.

Location and elevation of permanent benchmark.

Guarantee installation of the following improvements: Streets, Water, & Sewer. At final plat stage, a separate document called a developers agreement needs to be written that

states enforcement of any restrictive covenants; such as, road agreements, maintenance, cost responsibility, etc.

5-102: Lots 1-10 must be hooked to the Improvement Districts water and sewer.

4-107: The developer shall include a drainage plan including a complete drainage area map showing the natural drainage area boundaries, direction of surface flow, any large impervious areas. Existing and proposed streets, manmade or natural obstructions, runoff calculations, and proposed inlet locations. A grading design so that drainage from each lot should flow directly to a channel or detention area. The storm water drainage plan subsequent installation of culverts, storm sewers, stabilization ditches, storm water detention or retention ponds and other improvements shall follow accepted engineering standards and principles of design and construction. All storm drainage plans shall be prepared by a registered engineer of the State of Kansas.

Existing utilities/proposed utilities. 5-102: The developer shall provide be responsible for making necessary arrangements with the appropriate utility companies for installation of utility line and appurtenances. 4-106: Permanent easements shall be provided where necessary. Utility easements located along rear lot lines shall measure at least 20' wide and side lot lines at least 15' wide. No utility lines shall be buried within the driving surface of the street.

Each lot must be approved for water and sewer by the improvement district prior to issuing a zoning permit.