

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-38 Name Alpha-Three Addition  
 Date Application Rec'd. 4-17-81 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location 1/4 mile north of 63rd St. South on the west side of  
Broadway (U.S. 81)

Owner Board of County Commissioners

Surveyor/Engineer Sedgwick County Department of Public Works

Address 1015 Stillwell, Wichita, Ks. 67213 Phone 268-7901

- |   |                                |                                |
|---|--------------------------------|--------------------------------|
| 1. Gross Acreage of Plat                          | <u>0.743</u>                   | 7. Lineal Feet of New Streets: |
| 2. Number of Lots:                                |                                | a. _____ R/W _____ ft.         |
| Residential _____                                 |                                | b. _____ R/W _____ ft.         |
| Commercial <u>1</u>                               |                                | c. _____ R/W _____ ft.         |
| Industrial _____                                  |                                | d. _____ R/W _____ ft.         |
| Other _____                                       |                                | e. _____ R/W _____ ft.         |
| Total Number of Lots                              | <u>1</u>                       | TOTAL _____ ft.                |
| 3. Minimum Lot Frontage                           | <u>180</u> ft.                 | 8. Sidewalk adjacent to all    |
| 4. Minimum Lot Area                               | <u>27,000 sq.</u> ft.          | streets? _____ yes _____ no    |
| 5. Existing Zoning                                | <u>R</u>                       |                                |
| 6. Proposed Zoning                                | <u>C (SCZ-0438)</u>            |                                |
| 9. Public Water Supply                            | <u>No</u> (Yes-No), Name _____ |                                |
| 10. Public Sanitary Sewers                        | <u>No</u> (Yes-No), Name _____ |                                |
| 11. Health Department Approval (where applicable) | _____ (Yes-No)                 |                                |
| 12. City of Wichita _____:                        | Three-Mile Area <u>X</u>       |                                |

STAFF COMMENTS:

- A. The County Engineer's representative shall be prepared to advise the Committee as to the status of the right-of-way acquisition for U.S. 81 improvements and why 50 feet of half-street right-of-way is not being dedicated on this plat.
- B. Since this property has been approved for "C" zoning, a 35-foot building setback is required. The setback line may be reduced to 30 feet where needed to clear the building.
- C. It is noted that the 30-foot road easement across the north end of this lot as shown on the sketch plat is not shown on the final plat. The County Engineer's representative shall be prepared to discuss with the Committee the current status of this easement.
- D. Although a septic tank and water well were both utilized when the property was used as a fire station, the total area of the lot is only 27,000 square feet. The applicant shall contact the Health Department to determine if any revisions to the existing systems or restrictions on future use of the systems are necessary. A memo setting forth the conditions of Health Department approval shall be submitted to the Planning Department.
- E. The name of the street on the east side of the lot shall be labeled on the face of the plat as "Broadway." The highway designation (U.S. 81) may also be shown, in parentheses, if desired.
- F. The County Engineer's representative shall be prepared to comment on the lot grading plan and state whether any drainage improvements are needed.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.