

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-111 Name Niedens 5th Addition
 Date Application Rec'd. 12-9-83 Preliminary Approval _____
 Scheduled S/D Meeting 12-22-83

DESCRIPTION

General Location Between Ridge and Summitlawn north of Freeman

Owner 125 Inc., c/o Marvin Niedens
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>0.9 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ Office <u>2</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>153.5 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>19,854. sq. ft.</u> | |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>BB (Z-2472)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant's associated zone change (Z-2472) requesting "A" to "BB" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The applicant shall submit a sidewalk certificate stating that sidewalks will be constructed on Summitlawn and Freeman when these lots are developed. The sidewalk guarantee is required since the property is zoned "BB" and the installation of sidewalks will complete an existing sidewalk system.
- C. The final plat tracing shall indicate the following building setbacks:
1. 20-foot building setback from Ridge Road on both lots;
 2. 15-foot building setback from Freeman on Lot 2;
 3. 20-foot building setback from Summitlawn on both lots.
- D. When Farmington Square 2nd Addition was platted, the extension of sanitary sewer was guaranteed to serve this property. The representative of the City Engineer's office should be prepared to comment on the status of the old guarantee and on the possible need to re-petition for this required site improvement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The existing complete access control to Ridge Road is being vacated by this replat. The applicant was advised by the City Engineer's office a year ago when

the re-zoning was filed that access to Ridge would require participation in the costs for Ridge Road improvements. The applicant shall make satisfactory arrangements with the City Engineer for payment of these improvement costs.

G. Closure computations shall be submitted with the final plat tracing.

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only as provided for in Article 4, Part 5 of the MAPC Sub-division Regulations.