

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-87 Name Nielson Addition  
Date Application Rec'd. 10-17-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location Northwest corner of Esthner and Meridian

Owner Louis H. Nielson  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 0.423 acres
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 150 ft.
- 4. Minimum Lot Area 18,824.95
- 5. Existing Zoning BB
- 6. Proposed Zoning LC
- 7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL None ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2264) requesting "BB" to "LC" has been approved by the Board of City Commissioners subject to platting.

- 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 final plat tracing shall indicate "access control except for 1 opening" to Meridian Avenue across the east line of this property.
- C. The applicant shall guarantee the closing of one existing driveway to Meridian Avenue from this property.
- D. The applicant shall attempt to obtain a valid paving petition for the adjacent alley from Esthner to Merton.
- E. 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.