

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 84-14 Name Nolan's Gardens 2nd Addition
Date Application Rec'd. 2-16-84 Preliminary Approval _____
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location 1/3 mile east of Broadway on the south side of 47th St. South

Owner Fourth National Bank and Trust Company
Surveyor/Engineer Poe & Associates, Inc.
Address P.O. Box 11185, Wichita, Ks Zip Code 67202 Phone 262-1497

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>0.17</u> | 7. Lineal Feet of New Street |
| 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 <u>None</u> _____ ft. |
| 3. Minimum Lot Frontage <u>60 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>7271 sq. ft</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2581)</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 request for "LC" zoning will be reviewed by the Metropolitan Area Planning Commission on March 22, 1984.

- A. A frontage road currently exists from the west line of this plat to a point approximately 500 feet east of this plat. The City Engineer's representative shall be prepared to comment on the adequacy of the right-of-way for this frontage road and on the existing access controls between the frontage road and 47th Street South. Since access to a frontage road from a lot is usually not restricted but access to a highway from the frontage road is restricted, the reference to access controls on the face of the plat and in the plat's text shall be revised accordingly.
- B. Since light commercial zoning is being requested, a 35-foot setback from the north line of the lot should be designated on the plat.
- C. The City Engineer's representative should be prepared to state whether or not this property can tie into the 8" sanitary sewer line west of the site.
- D. Approval of any additional building sites in this immediate vicinity under this applicant's ownership will require an overall preliminary plat to be submitted so that some assurances can be obtained that the interior portions of the ownership will be provided with adequate public street access.
- E. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan for this property.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.