

## SUBDIVISION REPORT

S/D NO. 80-64 Name Regency Plaza  
 Date Application Rec'd. 7-28-80 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 9-4-80

DESCRIPTION

General Location Northeast corner of Central and Maize Road

Owner Thurman W. Smith  
 Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
 Address 355 Ellis, 67211 Phone 263-1107

- |   |  |  |                               |
|---|--|--|-------------------------------|
| 1. Gross Acreage of Plat                          | <u>6.58</u>                                      | 7. Lineal Feet of New Streets:             |                               |
| 2. Number of Lots:                                |  | a. <u>        </u> R/W <u>        </u> ft. |                               |
| Residential                                       | <u>2</u>   | b. <u>        </u> R/W <u>        </u> ft. |                               |
| Commercial  | <u>3</u>   | c. <u>        </u> R/W <u>        </u> ft. |                               |
| Industrial  | <u>        </u>                                  | d. <u>        </u> R/W <u>        </u> ft. |                               |
| Other   | <u>        </u>                                  | e. <u>        </u> R/W <u>        </u> ft. |                               |
| Total Number of Lots                              | <u>5</u>   | TOTAL <u>-0-</u> <u>  New  </u> ft.        |                               |
| 3. Minimum Lot Frontage                           | <u>164</u> ft.                                   | 8. Sidewalk adjacent to all streets?       | <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area                               | <u>27,000</u> square feet                        |  |                               |
| 5. Existing Zoning                                | <u>AA and LC</u>                                 |  |                               |
| 6. Proposed Zoning                                | <u>LC and R-5</u>                                |  |                               |
| 9. Public Water Supply                            | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |                               |
| 10. Public Sanitary Sewers                        | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |                               |
| 11. Health Department Approval (where applicable) | <u>        </u> (Yes-No)                         |  |                               |
| 12. City of Wichita <u>x</u>                      | : Three-Mile Area <u>        </u>                |  |                               |

STAFF COMMENTS:

Note: The applicant's associated zone case requesting "AA" and "LC" to "LC" and "R-5" will be heard by M.A.P.C. on September 11, 1980.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of Squaw Lane, including a sidewalk on the south side of this street. If a valid petition cannot be obtained and the applicant does not wish to pay the entire paving cost, it is recommended that there be only one "R-5" lot with access only to Maize Road.
- D. Approval of this plat is subject to approval of the applicant's associated zone case.
- E. The shed and concrete pad shall be removed from the utility easement prior to recording the plat. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- F. It should be noted that the "access control except for 1 opening" notations refer to one opening per lot.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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| Total Number of Lots <u>5</u>   | TOTAL <u>-0-</u> New <u>        </u> ft.  |
| 3. Minimum Lot Frontage <u>164</u> ft.  | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>27,000</u> square feet   |   |
| 5. Existing Zoning <u>AA and LC</u>   |   |
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| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>                   |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>               |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)                |   |
| 12. City of Wichita <input checked="" type="checkbox"/> : Three-Mile Area <u>        </u> |   |

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## SUBDIVISION REPORT

S/D NO. 80-64 Name Regency Plaza Addition  
 Date Application Rec'd. 7-28-80 Preliminary Approval 9-4-80  
 Scheduled S/D Meeting 9-18-80

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| 3. Minimum Lot Frontage <u>164</u> ft.                                      | 8. Sidewalk adjacent to all                     |
| 4. Minimum Lot Area <u>27,000 sq. ft.</u>                                   | streets? <u>        </u> yes <u>        </u> no |
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| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)  |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |   |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2279) requesting "AA" and "LC" to "R-5" and "LC" is scheduled for review by M.A.P.C. on September 11, 1980.

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- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall attempt to obtain a valid petition for paving Squaw Lane.
- F. The applicant shall guarantee construction of a sidewalk on the south side of Squaw Lane.
- G. The shed and concrete pad shall be removed from the utility easement prior to release of the plat for recording. A letter from the applicant or his engineer shall be submitted to the Planning Department stating that these structures have been removed.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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