

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 84-26 Name Dillon 10th Addition  
Date Application Rec'd. March 5, 1984 Preliminary Approval  
Scheduled S/D Meeting 3-15-84

DESCRIPTION

General Location Southwest corner of 31st St. South and Seneca Street

Owner Dillon Real Estate Co., Inc., Attention: Leon Deaver  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- |                                                                                                                  |                                                                         |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>6.5 acres</u>                                                                        | 7. Lineal Feet of New Street                                            |
| 2. Number of Lots :                                                                                              | a. <u>        </u> R/W <u>        </u> ft.                              |
| Residential <u>        </u>                                                                                      | b. <u>        </u> R/W <u>        </u> ft.                              |
| Commercial <u>        2        </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>        2        </u>                                                                    | TOTAL <u>        None        </u> ft.                                   |
| 3. Minimum Lot Frontage <u>        175 feet        </u>                                                          | 8. Sidewalk adjacent to all streets <u>  X  </u> yes <u>        </u> no |
| 4. Minimum Lot Area <u>        15000.0 sq. ft.        </u>                                                       | (except Exposition)                                                     |
| 5. Existing Zoning <u>        C, LC, BB and AA        </u>                                                       |                                                                         |
| 6. Proposed Zoning <u>        C, LC, and BB (Z-2583)        </u>                                                 |                                                                         |
| 9. Is public water available <u>  X  </u> Yes <u>        </u> No, Name <u>        City of Wichita        </u>    |                                                                         |
| 10. Is sanitary sewer available <u>  X  </u> Yes <u>        </u> No, Name <u>        City of Wichita        </u> |                                                                         |
| 11. Has Health Dept. approval been obtained (where applicable) <u>        </u> Yes <u>        </u> No            |                                                                         |
| 12. City of Wichita <u>  X  </u> 3-Mile Area <u>        </u> Outside of 3-Mile Area <u>        </u>              |                                                                         |

STAFF COMMENTS:

- A. This plat proposes the vacation of the east-west alley north of 32nd Street. The right-of-way will revert to the property to the north, but owners of Lots 6, 7 and 8, Block A, Loma Linda Gardens must agree to the vacation. Prior to submission of a final plat, the applicant's agent shall obtain written agreement from these property owners for the alley vacation.
- B. The applicant shall guarantee the closure of the alley openings on Exposition and Seneca or their reconstruction to private driveway standards.
- C. Considering the size of this large commercial lot and the proposed use, a major entrance on 31st Street South and one on Seneca should be required and guaranteed. A decel lane into each major entrance should also be guaranteed. Ten feet of additional right-of-way will be required for the decel lanes.
- D. Since this property is adjacent to two arterial streets, the standard 75-foot of half-street right-of-way within 350 feet of the intersection will be needed. The additional 25 feet may be contingently dedicated, based upon need for the right-of-way for right turn lane purposes.
- E. The following access controls are recommended for the final plat: *→ Defer to Final*
1. Access control except for two openings to 31st Street South from Lot 1;
  2. Access control except for two openings to Seneca from Lot 1;
  3. Access control except for one opening to Seneca from Lot 2;
  4. Complete access control to 32nd Street South from Lot 1.

(Over)

- F. The applicant shall guarantee the closure of all existing curb cuts in excess of the number of access points allowed.
- 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).