

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-117 Name Kelway 2nd Addition
Date Application Rec'd. 12-22-83 Preliminary Approval _____
Scheduled S/D Meeting 2-2-84

DESCRIPTION

General Location North side of Kellogg Street in an area west of Webb Road

Owner Kelway, Inc.
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>5.4 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>130 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>78,369.7 sq. ft.</u> | |
| 5. Existing Zoning <u>LC w/DP-15</u> | |
| 6. Proposed Zoning <u>LC w/DP-15</u> | |
| 9. Is public water available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> | |
| 12. City of Wichita <input checked="" type="checkbox"/> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> | |

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the K-Mart Commercial Community Unit Plan (DP-15).

- A. Approval of this plat shall be subject to approval of an amendment to DP-15 allowing construction of a retail appliance or furniture store and associated warehousing on proposed Lot 2.
- B. The applicant shall provide copies of the recorded instruments which provide these properties with access to a public street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The representative from the City Engineer's office should be prepared to comment on the applicant's lot grading plan.
- F. Approval of this plat will require a waiver of the Subdivision Regulations' lot width-to-depth ratio. Lot 2 exceeds the 1 to 3 design standard.
- 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.

Need off-site easments or cross lot drainage agreement designate access easments as shown above

NOTE: This plat has been submitted in final form only.