

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D NO. 80-62 Name Northwest Village
Date Application Rec'd. 7-25-80 Preliminary Approval
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location Northeast corner of 13th and TylerOwner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>50 acres ±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>66</u> R/W <u>1325</u> ft. |
| Residential <u>30</u> | b. <u>64</u> R/W <u>190</u> ft. |
| Commercial <u>4</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>34</u> | TOTAL <u>1515</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>10,200 sq. ft.</u> | |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>LC, R-6, RB and "A" (Z-2253 and DP-106)</u> | |
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewer yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) NA (Yes-No)
12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "AA" and "LC" to "A", "RB", "R-6" and "LC" has been approved subject to platting (Z-2253). This property is also subject to an approved Community Unit Plan (DP-106).

- A. The applicant's drainage concept plan has been approved by City Engineering.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- D. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- E. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street (collector).
- F. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- G. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- H. At the time of Community Unit Plan approval, much discussion centered around the possible need for a north/south public road adjacent to the east line of the plat. To a large

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(Over)

extent, the need for this road revolves around the density of expected development on the property to the east. The Subdivision and Utility Advisory Board members and the applicant's engineer or agent should come prepared to discuss the roadway issue.

- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2253) requesting "AA" and "LC" to "A", "RB", "R-6" and "LC" has been approved subject to platting. This property is subject to an approved Community Unit Plan (DP-106).

- A. The applicant's drainage plan has been approved.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve each lot being platted.
- D. The applicant shall guarantee the construction of two major entrances to Parcel 4 (one to Tyler and one to 13th) and a continuous decel lane along the west lines of Lots 1 and 4, Block 1 and along the south lines of Lots 1 through 4, Block 1.
- E. If the dwelling units to be constructed on Lot 5, Block 1 are to be individually owned, the applicant shall submit a Homeowners' Association Agreement providing for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- F. The applicant shall guarantee the paving of all interior streets, including a sidewalk on both sides of Thurman Street and temporary turnarounds for Robin Road and Thurman Street.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- H. The applicant shall obtain a letter from Phillips Pipeline Company giving approval for the drainage easement to cross their pipeline. A copy of said letter shall be submitted to the Planning Department.
- I. It is recommended that the 30-foot building setback separating Lots 2 and 3, Block 1, be deleted from the plat. The C.U.P. provides for the observance of this setback unless these two lots are developed as one.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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