

S/D No. 81-98 Name West Lakewood Estates
Date Application Rec'd. 9-17-81 Preliminary Approval _____
Scheduled S/D Meeting 10-1-81

DESCRIPTION

General Location On the west of of 135th St. West, 1/4 to 1/2 mile south of Maple
Owner M and B Investments, INC., Howard Murray, President
Surveyor/Engineer Lowell D. High
Address 1542 s. St. Francis, Zip Code 57211 Phone 264-0341

1. Gross Acreage of Plat <u>79.4</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>50'</u> R/W <u>1320</u> ft.
Residential <u>2</u>	b. <u>64'</u> R/W <u>1547</u> ft.
Commercial _____	c. <u>70'</u> R/W <u>478</u> ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>2</u>	TOTAL <u>3345</u> ft.
3. Minimum Lot Frontage <u>70</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> <u>no</u>
4. Minimum Lot Area <u>567,500</u>	
5. Existing Zoning <u>R-1</u>	
6. Proposed Zoning <u>AA with conditional use (SCZ-0314 and CU-154)</u>	

9. Is public water available x Yes _____ No, Name City of Wichita
10. Is sanitary sewer available x Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita 3-Mile Area x Outside of 3-Mile Area

STAFF COMMENTS:

NOTE: This new application supersedes the first West Lakewood Estates File (S/D 69-86), which was filed in 1969. An associated County Zone Case, (SCZ-0314), requesting "R-1" to "AA" was approved in 1973 subject to platting. An associated Conditional Use Case (CU-154) for multi-family units was also approved in 1973 subject to platting.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and shall submit an outside-the-City sewer service application.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted and shall submit an outside-the-City water service application.
- E. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall state the purpose of the reserve and how it is to be owned and maintained.
- G. The applicant shall submit a restrictive covenant or proposed Homeowners Association which provides for the ownership and maintenance of the proposed reserve. The covenant shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserve.
- H. The applicant shall provide proof, by letter from the Phillips Pipeline Company or by copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any

(over)

relocation or lowering of the pipeline within the easement will not be at the expense of the County or the City.

- I. The final plat shall indicate "complete access control" to 135th Street West across the east line of the proposed reserve. Appropriate language shall be included in the plat's text.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Article 5 of the MAPC Subdivision Regulations).