

S/D NO. 79-17 Name Fantasea
Date Application Rec'd. 2-12-79 Preliminary Approval _____
Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location North of 32nd St. North, in an area east of Woodlawn Avenue
Owner Wichita Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings, 260 N. Rock Rd. Suite 260, 67206
Address Bill G. Yung, Design, 1355 N. Waco, 67203 Phone (1) 686-7303
(2) 264-0676

1. Gross Acreage of Plat <u>34.7</u>	7. Lineal Feet of New Streets:
2. Number of Lots:	a. <u>70'</u> R/W <u>680</u> ft.
Residential <u>1</u>	b. _____ R/W _____ ft.
Commercial <u>1</u>	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>2</u>	TOTAL <u>680</u> ft.
3. Minimum Lot Frontage <u>325</u> ft.	8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u>
4. Minimum Lot Area <u>5.9 acres</u>	
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>C and R-5 with C.U.P.</u>	
9. Public Water Supply <u>yes</u> (Yes-No), Name _____	
10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____	
11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)	
12. City of Wichita <u>yes</u> : Three-Mile Area _____	

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated cases Z-2109, "AA" to "C" and "R-5" and the Commercial Community Unit Plan, DP-95.
- B. No final plat shall be submitted until the associated zone case and C.U.P. have been approved by the Planning Commission.
- C. The applicant shall guarantee all drainage improvements required by the plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- E. The applicant shall guarantee the extension of City water to serve subject property.
- F. The applicant shall guarantee the paving of 32nd Street North from Rushwood to the east line of the plat.
- G. A sidewalk is required at the north side of 32nd Street. Therefore, the applicant shall submit an instrument acknowledging that the sidewalk will be constructed when building permits are requested.
- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).