

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-21 Name Oak Cliff Estates 2nd Addition
Date Application Rec'd. 2-20-81 Preliminary Approval _____
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location South side of Douglas in an area west of Maize Road.

Owner Inland Investment Co., Inc. (Thurman W. Smith)
Surveyor/Engineer Professional Engineering Consultants
Address 355 Ellis, 67211 Phone 263-1107

- | | | | |
|---|--|--------------------------------------|--|
| 1. Gross Acreage of Plat | <u>12.5</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>1180</u> ft. | |
| Residential | <u>39</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>39</u> | TOTAL | <u>1180</u> ft. |
| 3. Minimum Lot Frontage | <u>83</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area | <u>8,500 sq. ft.</u> | | |
| 5. Existing Zoning | <u>R-6</u> | | |
| 6. Proposed Zoning | <u>R-6</u> | | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- NOTE: This plat represents a replat of Lot 4, Block 20 of the recently platted Oak Cliff Estates Addition. This property is subject to the conditions of Oak Cliff Estates (DP-104).
- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage plan.
 - 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 the proposed lots.
 - D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
 - E. The applicant shall guarantee the paving of Texas Street.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. Approval of a final plat for this property shall be subject to the applicant obtaining an administrative adjustment to the associated Community Unit Plan.
 - 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.
 - I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 81-21 Name Oak Cliff Estates 2nd Addition,
Date Application Rec'd. 2-20-81 Preliminary Approval 3-5-81
Scheduled S/D Meeting 3-19-81

DESCRIPTION

General Location South side of Douglas in an area west of Maize Road

Owner Inland Investment Co., Inc. (Thurman W. Smith)
Surveyor/Engineer Professional Engineering Consultants
Address 355 Ellis, 67211 Phone 263-1107

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| 1. Gross Acreage of Plat <u>12.5</u> | 7. Lineal Feet of New Streets: |
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| Residential <u>39</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </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>39</u> | TOTAL <u>1180</u> ft. |
| 3. Minimum Lot Frontage <u>83</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,500</u> sq. ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>R-6</u> | |
| 6. Proposed Zoning <u>R-6</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: This plat represents a replat of Lot 4, Block 20 of the recently platted Oak Cliff Estates Addition. This property is subject to the conditions of Oak Cliff Estates (DP-104).

- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's final drainage plan.
- 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 the proposed lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- E. The applicant shall guarantee the paving of Texas Street, including a sidewalk on both sides (multi-family zoning).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. An administrative adjustment to the associated Community Unit Plan has been approved subject to replatting.
- H. The applicant shall submit an avigational easement covering the proposed subdivision and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed within the subdivision.
- I. Upon recording of this replat, the applicant's letter-of-credit guaranteeing construction of a major entrance into Lot 4, Block 20, Oak Cliff Estates will be returned.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.