

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-91 Name Guy's Addition  
Date Application Rec'd. 10-22-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-13-80

DESCRIPTION

General Location East of Rosalie in an area north of Harry (1/2 mile east of Rock Road)

Owner Casado Inc Realtors, c/o John McKay  
Surveyor/Engineer Bill G. Yung  
Address 1355 N. Waco, 67203 Phone 264-0676

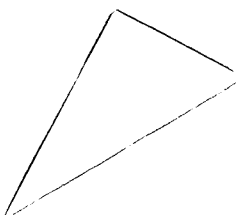
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|--|---|
| 1. Gross Acreage of Plat <u>8.7</u>                                  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>60'</u> R/W <u>485</u> ft.  |
| Residential <u>18</u>  | b. _____ R/W _____ ft.  |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other <u>1 business</u>  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>19</u>                                       | TOTAL <u>485</u> ft.  |
| 3. Minimum Lot Frontage <u>60</u> ft.                                | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8400 square</u> ft.                           |   |
| 5. Existing Zoning <u>AA</u>   |   |
| 6. Proposed Zoning <u>A, RB, BB, AA</u>                              |   |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)     |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                 |   |

STAFF COMMENTS:

Note: Associated zone case Z-2293 requesting AA, A, RB and BB zoning (as indicated on the preliminary plat) is scheduled for MAPC hearing 11-20-80.

- A. The applicant shall guarantee the extension of City water to serve all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the paving of Rosalie, Zimmerly, Boston and Grail Circle adjacent to this plat.
- D. The applicant shall guarantee the construction of sidewalks on the south side of Boston (part of a continuous street with 48 or more dwelling units which intersects with a collector-Zimmerly) and the south side of Zimmerly (collector street). (If the paving of Zimmerly is guaranteed by petition, the petition should include sidewalks on both sides since it is a designated collector). If BB and RB zoning are granted as requested, a sidewalk will be required on the east side of Rosalie from Boston to Harry.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The east portion of Rosalie Avenue needs to be dedicated by this plat and shall be delineated on the final plat.
- G. Approval of a final plat with a large Lot 5, Block 2 as shown shall be subject to approval of the associated zone case.
- H. Any structures located over utility easements shall be removed prior to recording the plat.

- I. Platted access control to Rosalie Avenue, an interior residential street, is not necessary (unless required by zone change approval).
- J. It is recommended that access to Harry from Lot 5, Block 2 be limited to one opening since adequate access can be provided from Rosalie.
- K. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



## SUBDIVISION REPORT

S/D NO. 80-91 Name Guy's Addition  
 Date Application Rec'd. Dec. 12, 1980 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting Dec. 22, 1980

DESCRIPTION

General Location Northeast corner of Rosalie and Harry

Owner Casado Inc. Realtors  
 Surveyor/Engineer Bill G. Yung  
 Address 1355 N. Waco, Wichita, Ks. 67203 Phone 264-0676

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>8.5</u>                                   | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:  | a. <u>60'</u> R/W <u>600</u> ft.                            |
| Residential <u>18</u>   | b. _____ R/W _____ ft.                                      |
| Commercial _____  | c. _____ R/W _____ ft.                                      |
| Industrial _____  | d. _____ R/W _____ ft.                                      |
| Other <u>1 Business</u>   | e. _____ R/W _____ ft.                                      |
| Total Number of Lots <u>19</u>  | TOTAL <u>600</u> ft.  |
| 3. Minimum Lot Frontage <u>70</u> ft.                                 | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8400 square feet</u>                           |   |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>AA, A, BB</u>                                   |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita</u>       |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Wichita</u>   |   |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____                  |   |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case requesting "AA" to "BB" and "A" (Z-2293) Lots 5-14, Block 1 are to be for duplexes. The large lot which makes up the south end of the plat is proposed for office district zoning.

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept plan.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted. Existing sewer capacity may not be enough to support the requested higher density zoning. It is recommended that, if the higher density zoning is approved, the applicant hire an engineer to investigate the sewer system to determine its capacity.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of all interior streets.
- E. As can be seen on the preliminary plat, the applicant is proposing to vacate by separate instrument the west half of Rosalie Street. This would create an excessively long loop street with duplex development around the loop. In order to avoid this kind of situation and provide this area with improved circulation to Zimmerly, a collector street, and Harry, an arterial street, it is the recommendation of staff that the existing half-street rights-of-way for Rosalie from the north line of Harry to the south line of Boston and from the north line of Grail to the south line of Zimmerly NOT be vacated. The applicant should be required to dedicate the east half of the right-of-way for these two street segments and guarantee their paving. The vacation of existing right-of-way for Rosalie from the north line of Boston to the south line of Grail would need to be by separate instrument. The final plat of Guy's Addition would need to show the dedication of the east half of Rosalie Street at the two above described

(Over)

locations along with an appropriate 15-foot side yard setback from Rosalie on Lots 4, 5 and 14 and 15.

- F. The existing structure on proposed Lot 12 shall be removed from the utility easement prior to release of the plat for recording. A letter stating that the encroachment has been removed shall be submitted to the Planning Department.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall guarantee the installation of a sidewalk on the south side of Zimmerly adjacent to this plat (collector street). If the applicant's "BB" zoning is approved and Rosalie Street is required from the south line of Boston to the north line of Harry, a sidewalk shall be guaranteed on the east side of Rosalie adjacent to the office district zoning.
- I. Approval of the final plat with a large Lot 15 as shown shall be subject to approval of the associated zone case.
- J. It is recommended that access to Harry from Lot 15 be limited to one opening since adequate access can be provided from Rosalie.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).