

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-42 Name Great Plains Business Park Addition  
(Replat of Lot 2, North Oliver Industrial Park)  
Date Application Rec'd. June 13, 1980 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting June 26, 1980

DESCRIPTION

General Location East side of Oliver approx. 1/2 mile south of 37th  
Street North

Owner Great Plains Ventures, Inc.

Surveyor/Engineer Poe and Associates of Kansas, Inc.

Address 1720 E. Morris, Wichita, Ks. 67211 Phone 262-1497

- 1. Gross Acreage of Plat 41.74
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 6
  - Other \_\_\_\_\_
- Total Number of Lots 6
- 3. Minimum Lot Frontage 239.28 ft.
- 4. Minimum Lot Area 2.16 ac
- 5. Existing Zoning E
- 6. Proposed Zoning E
- 7. Lineal Feet of New Streets:
  - a. 70' R/W 346 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 346 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name Bel Aire Imp. Dist
- 11. Health Department Approval (where applicable) No (Yes-No)
- 12. City of Wichita \_\_\_\_\_: Three-Mile Area X

STAFF COMMENTS:

- A. The representative from County Public Works shall be prepared to comment on the applicant's drainage concept.
- B. The County resolution approving "E" zoning on this property was conditioned upon there being provided a minimum 25-foot wide landscape along Oliver. The landscaping is partially in and a letter of credit guarantees its completion by April, 1981.
- C. It is recommended that both existing driveway approaches be closed permanently and that complete access control to Oliver from Lots 1 and 3 be granted. The landscape area shall be extended across these driveway openings. Access to all six lots shall be from the interior public street being dedicated by this plat.
- D. The representative from County Public Works shall be prepared to recommend street names for the public streets being platted.
- E. The applicant shall dedicate by separate instrument, the cul-de-sac needed to terminate the north-south interior street. Said cul-de-sac shall have a <sup>65</sup>75-foot radius.
- F. The applicant shall guarantee the construction of the north-south interior street, including the cul-de-sac, to industrial street standards.
- G. Because of the alignment of the interior street, two separate blocks are being platted. Lot numbers on the final plat shall be revised to indicate this.
- 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).



guarantee, if necessary, any changes in construction of 35th Street North so that it can be accepted as a public street.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.