

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-109 Name HAZEL'S 1ST ADDITION  
Date Application Rec'd. 8-27-73 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-6-73

DESCRIPTION

General Location Between Custer and St. Paul on the south side  
of Taft.

Owner Herbert L. Krumsick & Hazel McClellan

Surveyor/Engineer Baughman Company

Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 5.289
2. Number of Lots:  
Residential 1  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 1
3. Minimum Lot Frontage 366 ft.
4. Minimum Lot Area 230,415.3 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning R-6
7. Lineal Feet of New Streets:  
a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL None ft.
8. Sidewalk adjacent to all streets? X yes \_\_\_\_\_ no
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The associated zone case Z-1493 from "AA" to "R-5" has been approved by the Board of City Commissioners on April 3, 1973 subject to replatting.
- B. The plat proposes to vacate the west half of St. Paul adjacent to subject property. Therefore, approval of the plat shall be subject to the applicant filing and receiving approval of a separate vacation request for the east half of St. Paul.
- C. 25 foot building setbacks shall be indicated from the east line of Custer, and the south line of Taft.
- D. 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).
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

NOTE: It is requested that representatives of the Department of Public Works be prepared to comment on the possible future extension of the Kellogg Frontage Road from where it presently terminates at Custer onto Gordon or Edwards. It has been the general feeling of the Planning Department that such frontage road should be extended and preservation of the necessary rights-of-way reserved.

-109 Name HAZEL'S 1ST ADDITION  
Vacation Rec'd. 8-27-73 Preliminary Approval  
Scheduled S/D Meeting 12-20-73

DESCRIPTION

General Location Between Custer and St. Paul on the south side of  
Taft  
Owner Herbert L. Krumsick & Hazel McClellan  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- 1. Gross Acreage of Plat 5.289
- 2. Number of Lots:
  - Residential 1
  - Commercial
  - Industrial
  - Other
  - Total Number of Lots 1
- 3. Minimum Lot Frontage 366 ft.
- 4. Minimum Lot Area 230,415.3 sq. ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning R-5
- 7. Lineal Feet of New Streets:
  - a. R/W ft.
  - b. R/W ft.
  - c. R/W ft.
  - d. R/W ft.
  - e. R/W ft.
  - TOTAL None ft.
- 8. Sidewalk adjacent to all streets?  yes  no
- 9. Public Water Supply Yes (Yes-No), Name
- 10. Public Sanitary Sewers Yes (Yes-No), Name
- 11. Health Department Approval (where applicable) (Yes-No)
- 12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

- A. The associated zone case Z-1493 from "AA" to "R-5" has been approved by the Board of City Commissioners subject to replatting.
- B. Approval of this plat is subject to the applicant receiving approval for the associated vacation of St. Paul (V-0657).
- C. 25 foot building setbacks shall be indicated from the east line of Custer, the south line of Taft and the north line of the Kellogg frontage road.
- D. The applicant shall be advised that parking will not be permitted within the building setbacks.
- E. The applicant shall guarantee the construction of the Kellogg frontage road.
- F. The applicant shall install or guarantee the installation of a sidewalk adjacent to the north side of the Kellogg frontage road; the total estimated construction cost to be determined upon submission of a final plat.
- G. 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.
- H. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).