

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-118 Name McClay Addition
Date Application Rec'd. 12-22-83 Preliminary Approval _____
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location South side of Maple in an area west of Tyler Road

Owner Milton McClay
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

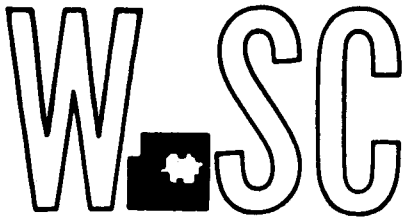
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|--------------------------|-----------------------|------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>0.4 ac</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ | ft. |
| Residential | _____ | 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>1</u> | TOTAL _____ | ft. |
| 3. Minimum Lot Frontage | <u>127 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>16,000 sq. ft.</u> | streets _____ | yes <u>x</u> no |
| 5. Existing Zoning | <u>LC</u> | | |
| 6. Proposed Zoning | <u>LC</u> | | |
9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: This property is subject to the provisions of the Westwood Hills Community Unit Plan (DP-97).

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat tracing shall omit the platting of a building setback from Maple, but shall instead reference on the face of the plat and in the plat's text that building setbacks are per the Westwood Hills Community Unit Plan (DP-97). The applicant shall be advised that the Community Unit Plan provides for a greater building setback from Maple. The setback begins 40 feet south of the NE corner of the property and continues westerly parallel with the south lot line.
- C. The additional street right-of-way shown as being dedicated by this plat has already been dedicated. It was dedicated in 1979 in conjunction with a lot split and recorded on Film 396 at page 477. The recording data for this dedication shall be indicated on the final plat tracing and the legal description of the plat shall be amended to delete the existing street dedication.
- D. The C.U.P. allows two openings to Maple from Parcel 1, of which this plat is approximately the east one-third. The eastern 30-foot opening delineated on the C.U.P. is shared by this property and property adjacent to the west. Therefore, the final plat tracing shall grant access control to Maple except over the west 15 feet of the north line. The west 15 feet of the building setback area shall be delineated as a joint access easement.
- E. The final plat shall reference a tie-point to a platted lot corner or a section corner.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

January 6, 1984

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 83-118 - Final plat of McClay Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A 10-foot utility easement shall be platted along the south side of the plat unless there now exists a general utility easement adjacent to the south line.
- B. The final plat tracing shall omit the platting of a building setback from Maple, but shall instead reference on the face of the plat and in the plat's text that building setbacks are per the Westwood Hills Community Unit Plan (DP-97). The applicant shall be advised that the Community Unit Plan provides for a greater building setback from Maple. The setback begins 40 feet south of the NE corner of the property and continues westerly parallel with the south lot line.
- C. The additional street right-of-way shown as being dedicated by this plat has already been dedicated. It was dedicated in 1979 in conjunction with a lot split and recorded on Film 396 at page 477. The recording data for this dedication shall be indicated on the final plat tracing and the legal description of the plat shall be amended to delete the existing street dedication.
- D. The C.U.P. allows two openings to Maple from Parcel 1, of which this plat is approximately the east one-third. The eastern 30-foot opening delineated on the C.U.P. is shared by this property and property adjacent to the west. Therefore, the final plat tracing shall grant access con-

trol to Maple except over the west 15 feet of the north line and the west 15 feet of the building setback area shall be delineated as a joint access easement. In lieu of this, the plattor may obtain a letter from the property owners to the west stating they do not wish to have access to a joint driveway easement. If such a letter is obtained, the access control as noted on this final plat may remain as proposed.

- E. The final plat shall reference a tie-point to a platted lot corner or a section corner.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on January 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Milton McClay, 137 N. Westfield, 67212
X Mike Lindebak, City Engineer