

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-9 Name Powell's Seventh Addition  
Date Application Rec'd. 2-4-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-21-80

DESCRIPTION

General Location West side of Meridian in an area between McCormick and Irving.

Owner Alton Powell  
Surveyor/Engineer Gerald Young  
Address 1704 N. Meridian 67205 Phone 942-6785

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| <p>1. Gross Acreage of Plat <u>.447 ac</u></p> <p>2. Number of Lots:<br/>Residential _____<br/>Commercial <u>1</u><br/>Industrial _____<br/>Other _____<br/>Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>150</u> ft.</p> <p>4. Minimum Lot Area <u>19,500 sq.</u> ft.</p> <p>5. Existing Zoning <u>LC, B, and RB</u></p> <p>6. Proposed Zoning <u>LC</u></p> <p>9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita <u>X</u>: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:<br/>a. _____ R/W _____ ft.<br/>b. _____ R/W _____ ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets? <u>x</u> * yes _____ no _____<br/>*The north 100 feet</p> |
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2190) requesting "RB" and "B" to "LC" has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage guarantees are required by the platting of this property.
- B. The final plat tracing shall indicate a 35-foot building setback from the new right-of-way line of Meridian.
- C. In accordance with the City sidewalk ordinance, no sidewalks are required. (Arterial).
- D. Since Meridian Avenue is classified as an arterial street, the final plat tracing shall indicate 50 feet of half-street right-of-way for Meridian adjacent to this property.
- E. The final plat tracing shall indicate access control except for one opening to Meridian Avenue across the east line of this plat. Appropriate wording shall be added to the platting text.
- F. The applicant shall guarantee the closing of those curb cuts in excess of the granted number of access points.
- 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. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

T9-303 The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.