

S/D No. 84-20 Name Venture Park
Date Application Rec'd. 2-17-84 Preliminary Approval _____
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location East of Rock Road, 1/4 mile south of Central

Owner Frank L. Carney
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>1.66</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 <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>200 ft.</u> | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>1.66 acres</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2585)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: Two recent vacation cases (V-1182 and V-1183) have been approved on this property. V-1182 vacated the dedicated drainage right-of-way and caused the establishment of the drainage and surface drainage easements shown on the plat. V-1183 vacated a sanitary sewer easement and caused the granting of a substitute east/west sanitary sewer easement shown on this plat. An agreement between the City and the applicant exists which provides for building construction over the 54-foot wide drainage easement. A guarantee has also been obtained for the necessary drainage and sanitary sewer reconstruction.

City approval of plat plus plans to

- X A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- X B. The applicant has filed an associated zone case (Z-2585) requesting light commercial zoning. This case will be considered by the Planning Commission on March 22, 1984. Approval of this final plat should be subject to approval of the applicant's associated zone case.
- X C. The applicant shall submit the standard avigational easement and restrictive covenant for this property.
- X D. Closure computations shall be submitted with the final plat tracing.
- X E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only.