

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-35 Name Vickers Rock Road Addition
 Date Application Rec'd. May 27, 1980 Preliminary Approval _____
 Scheduled S/D Meeting June 12, 1980

DESCRIPTIONGeneral Location N. E. Corner Douglas and Rock Road

Owner Vickers Petroleum Corp.
 Surveyor/Engineer Baughman Company
 Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>0.7 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> </u> <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> <u>140</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> </u> <u>21,000 sq. ft.</u> | streets? <u>x</u> yes <u> </u> no |
| 5. Existing Zoning <u> </u> <u>"AA"</u> | on Rock Road |
| 6. Proposed Zoning <u> </u> <u>"LC" (Z-2235)</u> | |
| 9. Public Water Supply <u>x</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>x</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2235) requesting "AA" to "LC" has been approved by the Board of City Commissioners 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.
- B. Prior to release of this plat for recording, it is required that the existing gasoline pumps which encroach into the street right-of-way being dedicated for Douglas Avenue, be removed. A letter so stating shall be provided to the Planning Department from either the applicant or his surveyor.
- C. The access control shall be revised to indicate 40 feet of complete access control in both directions from the intersection.
- D. The applicant shall guarantee the closing of two existing driveways closest to the corner.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution within any habitable structure constructed on subject property.
- F. 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. 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.