

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-64

Name: Village Charters Addition

Preliminary Approved:
Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: Northeast corner of 21st Street North and Tyler

Owner: Village Charters, Inc. (Mark Marney)

Surveyor/Engineer: Professional Engineering Consultants, P.A. (Gary Wiley)

1. Gross Acreage of Plat: 8.26
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 75,000 sq. ft.
 4. Existing Zoning: LC
 5. Proposed Zoning: LC and C
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STAFF COMMENTS:

- Note: The applicant's associated county zone case (SCZ-0531) requesting "LC" to "C" for proposed Lot 3, has been recommended for approval by the Planning Commission subject to platting and the south 100 feet of the lot being retained in the "LC" zoning district.
- A. The applicant shall guarantee the extension of sanitary sewer to serve this 3-lot commercial plat.
 - B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property is outside the City limits of Wichita, the applicant shall submit an outside-the-City water service agreement.
 - C. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property. Specifically, are any drainage improvements required to be guaranteed by this plat and are any off-site drainage easements required?
 - D. The final plat shall indicate the recording information for adjacent half-street rights-of-way.
 - E. This plat proposes the vacation of a small amount of right-of-way for adjacent Tyler Road. This right-of-way was evidently acquired by separate instrument and is in excess of the major street intersection right-of-way being dedicated for Tyler Road by this plat. The County Engineer's representative should be prepared to comment on this proposed vacation of street right-of-way.
 - F. Since street right-of-way is being vacated by this plat, appropriate reference shall be made to K.S.A. 12-512 (b) in the engineer's text.
 - G. On the final plat, the 40 feet of "complete access control" being granted to Tyler Road from Lot 1 shall be labeled on the face of the plat.
 - H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
 - I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-64

Name: Village Charter Addition

Preliminary Approved: 6-21-84

Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: At the northeast corner of 21st Street North and Tyler Road

Owner: Village Charters, Inc., c/o Mark Marney

Surveyor/Engineer: Professional Engineering Consultants, P.A., (Gary Wiley)

1. Gross Acreage of Plat: 8.26
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 75,000 sq. ft.
4. Existing Zoning: LC
5. Proposed Zoning: LC and C

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this 3-lot commercial plat. The applicant or his agent and the representative from the City Engineer's office should be prepared to discuss the route by which sanitary sewer will be extended to this property.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property is outside the City limits of Wichita, the applicant shall submit an outside-the-City water service agreement.
- C. The representative of County Public Works should be prepared to comment on the applicant's drainage plan for this plat. Specifically, are any drainage improvements required to be guaranteed with this plat?
- D. The applicant shall guarantee the paving of a portion of the medial in 21st Street to accommodate left turns into the property. The representative from the County Engineer's office should be prepared to discuss the type of improvements needed.
- E. On the final plat tracing the 40 feet of complete access control to Tyler Road shall be dimensioned.
- F. On the final plat tracing the language in the plat's text shall be clarified as to the granting of the access control to adjacent streets.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.