

S/D No. 83-98 Name Uncapher Addition
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location Southwest corner of 21st and Hoover

Owner Donald E. Uncapher
Surveyor/Engineer Thomas C. Ruggles
Address 518 N. Terrace, Wichita, Ks. Zip Code 67208 Phone 683-0063

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| <p>1. Gross Acreage of Plat <u>1.35</u></p> <p>2. Number of Lots :
Residential _____
Commercial <u>1</u>
Industrial _____
Other _____
Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>279.9 feet</u></p> <p>4. Minimum Lot Area <u>32,160 sq. ft.</u></p> <p>5. Existing Zoning <u>"R"</u></p> <p>6. Proposed Zoning <u>"C" (SCZ-0514)</u></p> <p>9. Is public water available _____ Yes <input checked="" type="checkbox"/> No, Name _____</p> <p>10. Is sanitary sewer available _____ Yes <input checked="" type="checkbox"/> No, Name _____</p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita _____ 3-Mile Area <input checked="" type="checkbox"/> Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. <u>40'</u> R/W <u>452</u> ft.</p> <p>b. <u>50'</u> R/W <u>372</u> ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>824</u> ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes _____ no</p> |
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STAFF COMMENTS:

NOTE: Associated zone case SCZ-0514, "LC" to "C" has been approved subject to plitting.

- A. This property is located at the intersection of two section line roads. According to the adopted transportation plan, "all mile line roads shall be considered as potential arterials; rights-of-way shall be acquired in accordance with standards established for arterials in local subdivision regulations." Therefore, 50 feet of half-street right-of-way is needed for Hoover and for 21st Street North. Based on the legal description provided with the plat, ownership now goes to the section lines. There are probably 30-foot road easements existing for both streets. The final plat shall show 50 feet being dedicated for both streets.
- B. The final plat shall show 35-foot building setbacks from Hoover and from 21st Street.
- C. The following access controls shall be shown on the final plat:
1. Complete access control to Zoo Boulevard across the southwesterly line of the lot;
 2. Forty feet of complete access control west and south of the intersection of the new property lines at Hoover and 21st;
 3. One hundred fifty feet of complete access control to 21st measured east from the centerline of the railroad;
 4. Access control except for one opening to 21st and one opening to Hoover across the balance of these frontages.
- D. The applicant shall furnish the Planning Department with a copy of the Phillips pipeline easement Recording data for the easement shall be shown on the final plat as well as any required setbacks from the pipeline.

- E. The County Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- F. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- G. The applicant shall submit an avigational easement and a covenant acknowledging the existence of aircraft noise at this site and assuring that adequate construction methods will be utilized to reduce the noise level within habitable structures.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).