

S/D No.: 87-21      Name: WOOLCOTT FIRST ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 3/12/87

DESCRIPTION

General Location: At the northwest corner of Meridian and McCormick  
Owner: Phil G. Ruffin, 1522 S. Florence, Wichita, KS 67212  
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: .60
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 1
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 21,600 square feet
4. Existing Zoning: "LC" and "RB"
5. Proposed Zoning: "LC"

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STAFF COMMENTS:

NOTE: The applicant has advised that a zone case will be filed requesting "LC" (light commercial) zoning for this entire ownership. The north 50 feet of this plat is presently zoned "RB" (fourplex).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the existing driveways that lie within areas being granted as "complete access control".
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the following access controls to McCormick Avenue:
  1. "Complete access control" to McCormick, from the east 40 feet of the lot.
  2. "Access control except for one (1) opening" to McCormick Street from the lots' remaining frontage to McCormick.
- E. On the final plat tracing, the platator's text shall be amended to reference that access controls are being granted to the City of Wichita.
- F. Article 7-201(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way (50 feet) at a point 350 feet from the centerline of the arterial street intersection. Both McCormick and Meridian are classified as arterial streets. Staff has been supportive of not requiring 75 of half street right-of-way at intersections such as this one where development already exists on all four corners. This plat presently depicts the standard 50 of half street right-of-way for both streets which is satisfactory.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- 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.

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- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required.

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