

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-59 Name Springdale Lakes Office Park
Date Application Rec'd. 5-28-81 Preliminary Approval _____
Scheduled S/D Meeting 6-11-81

DESCRIPTION

General Location S.W. corner of Kellogg and 143rd St. East

Owner Springdale Lakes, Inc., c/o Wm. E. Lusk, Jr.

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 2.8 acres
- 2. Number of Lots :
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other Business 1
- 3. Total Number of Lots 1
- 4. Minimum Lot Frontage 186
- 5. Minimum Lot Area 123,065 sq. ft.
- 6. Existing Zoning "AA"
- 7. Proposed Zoning "BB"
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name Timberlakes-Springdale
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita _____ 3-Mile Area X Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: The applicant has filed an associated zone case (SCZ-0481) requesting "AA" to "BB" for this property.

- A. This property was part of Reserve A of the original Springdale Lakes plat and was to be owned and maintained by the Springdale Lakes Homeowners Association. The applicant shall be prepared to discuss with the Committee the status of the formation of this association. Approval of this association may be required for the platting of this property.
- B. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan and state if the proposed minimum building pad of 1312.0 (sea level) is acceptable.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the extension of sanitary sewer to serve this property. The representative from County Public Works shall be prepared to state whether any additional funds need to be paid into the Timberlakes-Springdale Joint Sewer District funds at this time.
- E. The applicant shall guarantee the extension of municipal water to serve this property and shall submit an application for outside-the-City water service.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. It is recommended that the access control to 143rd St. East be revised to indicate complete access control over the north 40 feet with one access point allowed in the balance of the frontage.
- H. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.

(Over)

- I. Approval of this final plat shall be subject to approval of the applicant's associated rezoning request for "BB" zoning (SCZ-0481).
- J. 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, 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.