

## SUBDIVISION REPORT

SUBDIVISION COM. of  
METROPOLITAN AREA  
PLANNING COMMISSIONS/D No. 82-57 Name Tyler Acres Sixth AdditionDate Application Rec'd. 9-17-82 Preliminary Approval 9-30-82  
Scheduled S/D Meeting 10-28-82DESCRIPTIONGeneral Location North side of Central between Socora and WoodchuckOwner Edward T. Neville  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |  |  |                               |
|--|--|--|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>18.3 acres</u>  | 7. Lineal Feet of New Street           |                               |
| 2. Number of Lots :  |  | a. <u>      </u> R/W <u>      </u> ft. |                               |
| Residential  | <u>3</u>   | b. <u>      </u> R/W <u>      </u> ft. |                               |
| Commercial   | <u>      </u>  | c. <u>      </u> R/W <u>      </u> ft. |                               |
| Industrial   | <u>      </u>  | d. <u>      </u> R/W <u>      </u> ft. |                               |
| Other  | <u>2</u>   | e. <u>      </u> R/W <u>      </u> ft. |                               |
| Total Number of Lots   | <u>5</u>   | TOTAL                                  | <u>      </u> ft.             |
| 3. Minimum Lot Frontage  | <u>42 ft.</u>  | 8. Sidewalk adjacent to all            |                               |
| 4. Minimum Lot Area  | <u>9,600 sq. ft.</u>                                       | streets                                | <u>      </u> yes <u>X</u> no |
| 5. Existing Zoning   | <u>AA</u>  |  |                               |
| 6. Proposed Zoning   | <u>AA and BB (Z-2451)</u>                                  |  |                               |
| 9. Is public water available                                   | <u>X</u> Yes <u>      </u> No, Name <u>City of Wichita</u> |  |                               |
| 10. Is sanitary sewer available                                | <u>X</u> Yes <u>      </u> No, Name <u>City of Wichita</u> |  |                               |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>      </u> Yes <u>      </u> No                         |  |                               |
| 12. City of Wichita  | <u>X</u> 3-Mile Area <u>      </u> Outside of 3-Mile Area  |  |                               |

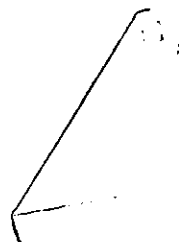
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2451) requesting "AA" to "BB" for Lots 1 and 2 has been approved subject to platting. Lots 3, 4 and 5 are to remain "AA". Lots 1 and 2 and Tyler Acres Third Addition (on the northwest corner of Central and Woodchuck) are subject to the provisions of the amended Tyler Acres Community Unit Plan (DP-11) which also has been approved subject to platting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan for this property and state what drainage improvements need to be guaranteed at the time of platting.
- B. The 60 feet for Socora just west of this plat does not exist at this time, but is proposed for dedication on the plat of Tyler Acres Fifth Addition. Approval of this Sixth Addition will be subject to the dedication of the west 60 feet of Socora either by platting or by separate dedication.
- C. The applicant shall guarantee the paving of Socora, to commercial street standards, from Central to Bekemeyer, and shall guarantee the paving of the west half of Woodchuck from Central to a point north where full pavement width begins.
- D. In accordance with the sidewalk ordinance and the subdivision regulations, a sidewalk shall be guaranteed on the east side of Socora adjacent to proposed Lot. 1
- E. The applicant shall guarantee construction of a decel lane along Central from Socora to approximately the existing west driveway in Tyler Acres Third Addition.
- F. The applicant shall guarantee construction of a left turn lane on Central from Socora east approximately half-way to Woodchuck.
- G. The applicant shall guarantee the signalization of the Central/Socora intersection as a condition of plat approval but the actual installation of signals shall not occur until determined necessary by the Traffic Engineer based upon a traffic study.

(Over)

- H. The applicant shall guarantee the paving of the School Circle hammerhead.
- I. The applicant shall guarantee extension of sanitary sewer to Lots 4 and 5.
- J. If improvements are guaranteed by petition, a notarized certificate, listing the petitions, shall be submitted to the Planning Department for recording.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.



Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-57 Name Tyler Acres Sixth Addition  
Date Application Rec'd. 9-17-82 Preliminary Approval  
Scheduled S/D Meeting 9-30-82

DESCRIPTION

General Location North side of Central between Socora and Woodchuck

Owner Edward T. Neville  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|--|---|--|---------------------------------|
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| Commercial   | <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft. |                                 |
| Industrial   | <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft. |                                 |
| Other -Business  | <u>2</u>  | e. <u>        </u> R/W <u>        </u> ft. |                                 |
| Total Number of Lots   | <u>5</u>  | TOTAL                                      | <u>        </u> ft.             |
| 3. Minimum Lot Frontage  | <u>42 ft.</u>   | 8. Sidewalk adjacent to all                |                                 |
| 4. Minimum Lot Area  | <u>9,600 sq. ft.</u>  | streets                                    | <u>        </u> yes <u>X</u> no |
| 5. Existing Zoning   | <u>AA</u>   |  |                                 |
| 6. Proposed Zoning   | <u>AA and BB (Z-2451) &amp; DP-11 amended</u>                             |  |                                 |
| 9. Is public water available                                   | <u>x</u> Yes <u>        </u> No, Name <u>City of Wichita</u>              |  |                                 |
| 10. Is sanitary sewer available                                | <u>x</u> Yes <u>        </u> No, Name <u>City of Wichita</u>              |  |                                 |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>        </u> Yes <u>        </u> No                                    |  |                                 |
| 12. City of Wichita  | <u>x</u> <u>3-Mile Area</u> <u>        </u> <u>Outside of 3-Mile Area</u> |  |                                 |

STAFF COMMENTS:

Note: MAPC has recommended approval of "BB" zoning for Lots 1 and 2. Lots, 3, 4 and 5 are zoned "AA". Lots 1 and 2 and Tyler Acres Third Addition (at the northwest corner of Central and Woodchuck are subject to provisions of the amended Tyler Acres Community Unit Plan (DP-11) which has also been recommended for approval by M.A.P.C.

- A. The 60 feet for Socora just west of this plat does not exist at this time, but is proposed for dedication on the plat of Tyler Acres Fifth Addition. Approval of this Sixth Addition will be subject to the dedication of the west 60 feet of Socora either by platting or by separate dedication.
- B. Since School Street just east of Socora is not being extended through this property, the existing half-street right-of-way should be vacated. This will require a separate vacation application to be signed by the owner of Lot 3, Block 1, Tyler Acres First Addition, as well as this plat. It is recommended that said vacation application also include a request for vacating the 15-foot platted building setback on the south side of Lot 3, Block 1, Tyler Acres First Addition.
- C. The applicant shall guarantee the paving of Socora to commercial street standards from Central to Bekemeyer.
- D. The City Engineer's representative shall be prepared to comment on the need for additional right-of-way for Socora south of Bekemeyer.
- E. In accordance with the sidewalk ordinance and the subdivision regulations, a sidewalk shall be guaranteed on the east side of Socora adjacent to proposed Lot 1.
- F. The applicant shall guarantee construction of a decel lane along Central from Socora to approximately the existing west driveway in Tyler Acres Third Addition.
- G. The applicant shall guarantee construction of a left turn lane on Central from Socora east approximately half-way to Woodchuck.

- H. The applicant shall guarantee the signalization of the Central/Socora intersection as a condition of plat approval, but the actual installation of signals shall not occur until determined necessary by the Traffic Engineer based upon a traffic study.
- I. The applicant shall guarantee the paving of a hammerhead to terminate School Street at the northeast corner of proposed Lot 1. The street name for this hammerhead dedication shall be "School Circle".
- J. The applicant's agent shall be prepared to discuss the existing right-of-way for Bekemeyer as it relates to proposed Lots 4 and 5. A separate vacation application may be necessary to vacate any excess right-of-way if it was obtained by separate deed.
- K. The official Transportation Plan indicates School Street as a designated collector from Ridge Road to Central. Since School Street is being terminated south of Redbarn and will not extend through to Central, the Transportation Plan will need to be amended.
- L. It is recommended that the access to Woodchuck from Lot 1 be restricted to the south 100 feet.
- M. It is recommended that the plattor work with the owner of Lot 5, Block 36, Country Acres Second Addition to try to create two more useable lots rather than two pie-shaped lots. (Lot 5, Block 36 is adjacent to proposed Lot 5).
- N. The applicant shall guarantee extension of sanitary sewer to Lots 4 and 5.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).