

SUBDIVISION REPORT

S/D No. 80-39 Name P and L 3rd Addition  
Date Application Rec'd. June 26, 1981 Preliminary Approval  
Scheduled S/D Meeting July 9, 1981

DESCRIPTION

General Location South of 31st Street South in an area east of Hillside.

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

- |   |   |
|---|---|
| <p>1. Gross Acreage of Plat <u>4</u></p> <p>2. Number of Lots :<br/>Residential <u>14</u><br/>Commercial _____<br/>Industrial _____<br/>Other _____</p> <p>3. Total Number of Lots <u>14</u></p> <p>4. Minimum Lot Frontage <u>27.68</u></p> <p>5. Minimum Lot Area <u>7,000 sq ft</u></p> <p>6. Existing Zoning <u>R-5</u></p> <p>7. Proposed Zoning <u>R-5</u></p> <p>9. Is public water available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <input type="checkbox"/> Yes _____ No</p> <p>12. City of Wichita <input checked="" type="checkbox"/> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. <u>64</u> R/W <u>435</u> ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>435</u> ft.</p> <p>8. Sidewalk adjacent to all streets <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> |
|---|---|

STAFF COMMENTS:

Note: This property is zoned "R-5" which allows one dwelling unit per 2,500 square feet of lot area. Lots range in size from about 7,000 square feet to 23,000 square feet.

- A. Most of the proposed lots in this addition have less frontage than required by the Subdivision Regulations. Some of the lots on the cul-de-sacs would have less than 20 feet of frontage at the curb line -- hardly enough for a residential driveway, especially if multi-family units are built on these lots. Therefore, the areas adjacent to the cul-de-sacs shall be redesigned to provide at least 30 feet of frontage at the curb line. Planning staff notes that the original preliminary design, which included a replat of the south 100+ feet of Lot 1, P and L 2nd Addition, was a much better design because it created residential lots on both sides of the street as opposed to this plat which creates lots facing the back of light-commercially zoned property. It is recommended that the applicant consider shortening the length of the cul-de-sac and leaving a large "R-5" zoned lot south of Lot 1, P and L 2nd Addition.
- B. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage improvements need to be guaranteed with this plat. Last year when the original preliminary plat was reviewed, it was recommended that no development occur in this area until the paving and drainage of 31st Street was completed. Plans for this work have now been re-scheduled for 1986.
- C. There is no street name on this plat, but it is assumed that the applicants want to continue the existing street name "Holyoke Circle." This is acceptable but the applicant shall be advised that if a north-south street is ever platted thru Lot 1, P and L 2nd Addition to connect with the cul-de-sac adjacent to proposed Lot 13, then a street name change for the east-west portion of Holyoke Circle would be required.

- D. The applicant shall guarantee the paving of Holyoke Circle including a sidewalk adjacent to both sides (multi-family zoning).
- E. The applicant shall guarantee the extension of City water to serve all lots.
- F. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. "Complete access control" from Holyoke Circle to Lot 1, P and L 2nd Addition (zoned "LC") shall be indicated on the final plat.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

S/D NO. 80-39 Name P and L 3rd Addition  
Date Application Rec'd. May 30, 1980 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting June 12, 1980

DESCRIPTION

General Location South of 31st St. South in an area east of Hillside

Owner Jack Pearce  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- |   |   |
|---|---|
| <p>1. Gross Acreage of Plat <u>6.5 acres</u></p> <p>2. Number of Lots:<br/>Residential <u>16</u><br/>Commercial <u>2</u><br/>Industrial _____<br/>Other _____<br/>Total Number of Lots <u>18</u></p> <p>3. Minimum Lot Frontage <u>*60</u> ft.</p> <p>4. Minimum Lot Area <u>6,600 square ft.</u></p> <p>5. Existing Zoning <u>AA, LC and R-5</u></p> <p>6. Proposed Zoning <u>AA and LC</u></p> <p>9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) <u>NA</u> (Yes-No)</p> <p>12. City of Wichita <u>X</u>: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:<br/>a. <u>64</u> R/W <u>630</u> ft.<br/>b. _____ R/W _____ ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL <u>630</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u></p> |
|---|---|

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of Holyoke Circle.
- D. The applicant shall guarantee any drainage improvements required by this plat.
- F. The final plat shall indicate the following access controls:
  - 1. "Access control except one opening" to 31st Street South across the north line of Lot 2.
  - 2. "Access control except two openings" to 31st Street South across the north line of Lot 1.
- F. The applicant is proposing to develop Lots 3 through 18 for single family uses. These properties are currently zoned either "LC" or "R-5." Therefore, the applicant shall request a zone change from "LC" and "R-5" to "AA". Approval of any final plat is subject to approval of this required zone change request.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 80-39 Name P and L 3rd Addition  
Date Application Rec'd. 6-26-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location South of 31st St. South in an area east of Hillside

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

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>4</u>  | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :  | a. <u>64</u> R/W <u>435</u> ft.                            |
| Residential <u>14</u>  | b. _____ R/W _____ ft.                                     |
| Commercial _____   | c. _____ R/W _____ ft.                                     |
| Industrial _____   | d. _____ R/W _____ ft.                                     |
| Other _____  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>14</u>   | TOTAL <u>435</u> ft.                                       |
| 3. Minimum Lot Frontage <u>27.68 ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>7,000 sq. ft.</u>   |  |
| 5. Existing Zoning <u>R-5</u>  |  |
| 6. Proposed Zoning <u>R-5</u>  |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |  |

STAFF COMMENTS:

NOTE: This property is zoned R-5 which allows one dwelling unit per 2500 square feet of lot area. The applicant has submitted a site plan which indicates one duplex for each of Lots 1-13 and two duplexes (already built) for Lot 14. Most lots share a driveway with an adjacent lot.

- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 5-13. Front lot sewer service is being proposed.
- B. The applicant shall guarantee extension of City water to serve all lots not already served.
- C. There is no street name on this plat, but it is assumed that the applicant wants to continue the existing street name "Holyoke Circle." This is acceptable but the applicant shall be advised that if a north-south street is ever platted thru Lot 1, P and L 2nd Addition to connect with the cul-de-sac adjacent to proposed Lot 13, then a street name change for the east-west portion of Holyoke Circle would be required.
- D. The applicant shall guarantee the paving of Holyoke Circle within this plat and north to 31st Street South.
- E. A sidewalk shall be guaranteed adjacent to both sides of Holyoke Circle.
- F. The applicant is requesting permission to plat front yard setbacks less than 25 feet as required by the R-5 zoning district. With the exception of Lot 14, all front yard setbacks are shown as 20 feet. This setback would allow the on-site parking spaces to be situated on the lot behind the setback line as required by ordinance. Lot 14 has a 10-foot setback from the south lot line due to the location of an existing building. Approval of this plat, as submitted, will constitute a waiver of the normal setback requirements.
- G. Approval of this plat, as submitted, will also constitute waiver of the 60-foot minimum lot width requirement. The applicant's proposed site plan shows that adequate side yard setbacks can be observed on these lots. The joint drive easements reduce one of the problems caused by narrow frontages -- that of inadequate width at the curb line for driveways.

- H. The joint drive easements shall be dimensioned on the final plat. A separate document shall be submitted which grants these easements, defines the construction and maintenance responsibilities, and which limits the access of these lots to the one shared drive.
- I. The final plat shall indicate "complete access control" from Holyoke Circle to Lot 1, P and L 2nd Addition which is zoned "LC".
- J. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage plan and state whether any minimum pad elevations or drainage improvement guarantees are needed.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

## SUBDIVISION REPORT

S/D No. 80-39 Name P and L 3rd Addition  
 Date Application Rec'd. 6-26-81 Preliminary Approval 1-7-82  
 Scheduled S/D Meeting 4-1-82

DESCRIPTION

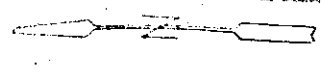
General Location South of 31st St. South in an area east of Hillside

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

- |  |                                   |                                 |                               |
|--|-----------------------------------|---------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>4</u>                          | 7. Lineal Feet of New Street    |                               |
| 2. Number of Lots :  |                                   | a. <u>64</u> R/W <u>435</u> ft. |                               |
| Residential  | <u>14</u>                         | b. _____ R/W _____ ft.          |                               |
| Commercial   | _____                             | c. _____ R/W _____ ft.          |                               |
| Industrial   | _____                             | d. _____ R/W _____ ft.          |                               |
| Other  | _____                             | e. _____ R/W _____ ft.          |                               |
| Total Number of Lots   | <u>14</u>                         | TOTAL                           | <u>435</u> ft.                |
| 3. Minimum Lot Frontage  | <u>27.68 ft.</u>                  | 8. Sidewalk adjacent to all     |                               |
| 4. Minimum Lot Area  | <u>7,000 sq. ft.</u>              | streets                         | <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning   | <u>R-5</u>                        |                                 |                               |
| 6. Proposed Zoning   | <u>R-5</u>                        |                                 |                               |
| 9. Is public water available                                   | <u>X</u> Yes _____ No,            | Name                            | <u>City of Wichita</u>        |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No,            | Name                            | <u>City of Wichita</u>        |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No                |                                 |                               |
| 12. City of Wichita  | <u>X</u> <u>3-Mile Area</u> _____ |                                 | <u>Outside of 3-Mile Area</u> |

STAFF COMMENTS:

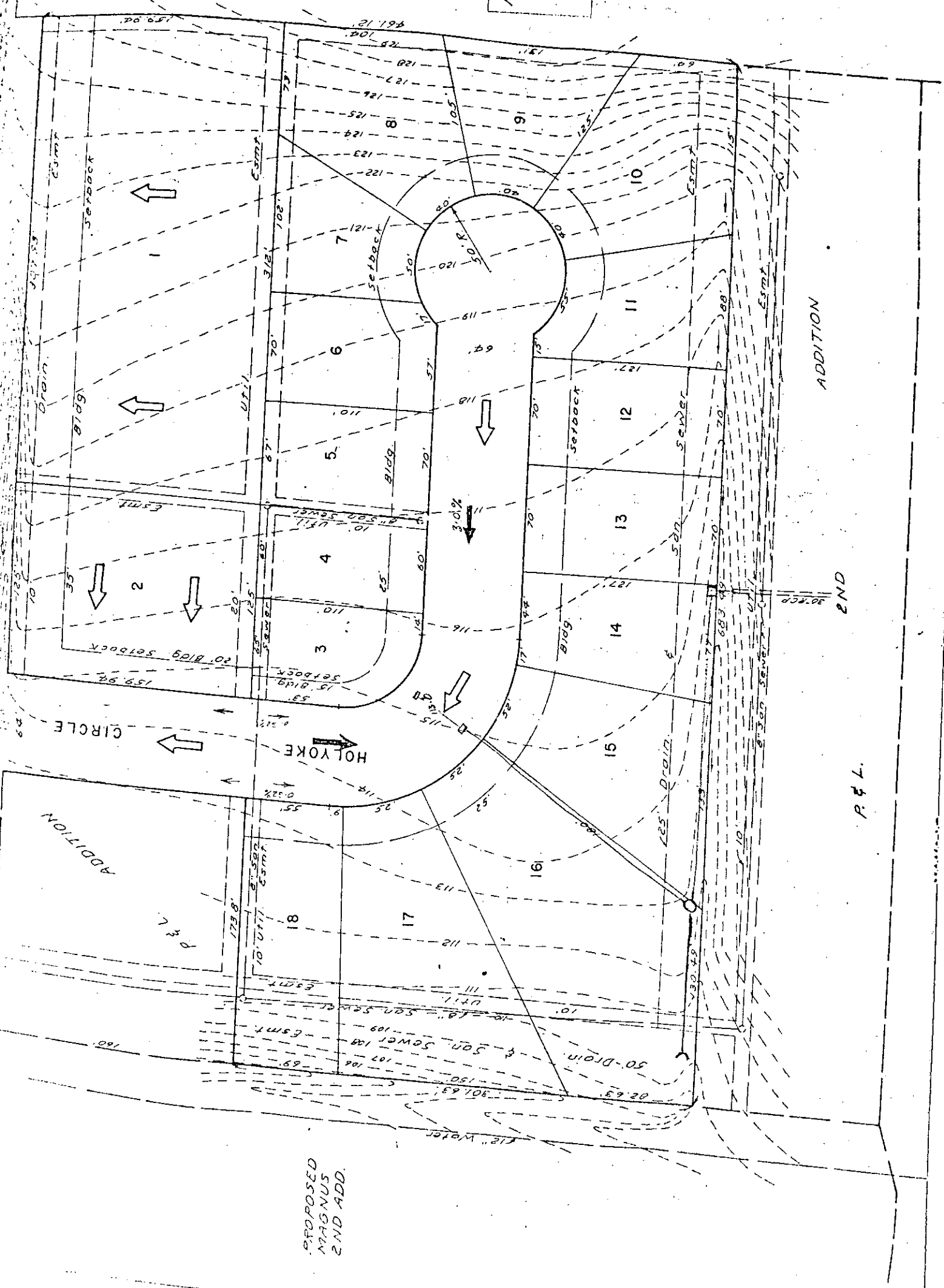
- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 5-13. Front lot sewer service is being proposed.
- B. The applicant shall guarantee the paving of Holyoke Circle within this plat and north to 31st Street South.
- C. A sidewalk shall be guaranteed adjacent to both sides of Holyoke Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. At the time of preliminary plat approval, the Subdivision Committee recommended approval of reduced building setbacks and reduced lot frontages.
- F. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan and state if any drainage guarantees need to be submitted with this plat.
- G. The joint drive easements shall be dimensioned on the final plat. A separate document shall be submitted which grants these easements, defines the construction and maintenance responsibilities and which limits the access of these lots to the one shared drive. After Planning Department review and approval of the document, it shall be recorded and the recording data indicated on the final plat tracing.
- H. The applicant shall make satisfactory arrangements with Gas Service Company for relocation of the gas line in the current Holyoke Circle right-of-way.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.



Scale 1"

UNPLATTED

Note: Lot 151st St. to Circle via F.W. Graves. Opposite



ADDITION

END

P. & L.

PROPOSED  
MAGNUS  
2ND ADD.

