

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-23 Name Park City Village Second Addition
Date Application Rec'd. 3/31/80 Preliminary Approval _____
Scheduled S/D Meeting 4/17/80

DESCRIPTION

General Location East of Hydraulic in an area south of 61st Street north.

Owner Robert D. Shellenberger
Surveyor/Engineer Reiss & Goodness Engineers
Address 2160 W. 21st Street Phone 832-0213

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|--|---------------------------------|
| 1. Gross Acreage of Plat <u>5.68</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>530</u> ft. |
| Residential <u>5</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>5</u> | TOTAL <u>530</u> ft. |
| 3. Minimum Lot Frontage <u>175</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>33,977</u> sq.ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA with conditional use</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>Park City Improvement District</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>Park City Improvement District</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

Note: This plat is located within the boundaries of the Park City Improvement District. An associated County zone case (SCZ-0409) "R-1" to "AA" has been approved subject to platting. In addition, an associated conditional use case has been approved for multiple-family and four-family housing development in part of the "AA" Zoning District (CU-211). The overall preliminary plat was approved by the Subdivision Committee February 22, 1979.

- A. The applicant shall by separate instrument grant a temporary turnaround at the east end of Millsboro Street. Said turnaround shall remain until the street is extended further east.
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve all the lots being platted. Since this plat is located within the Park City Improvement District, the applicant shall obtain a letter from the Improvement District stating that the District has the capacity and is agreeable to providing sewer and water to this property and that they have accepted satisfactory guarantees. A copy of this letter shall be provided to the Planning Department.
- C. The applicant shall guarantee the paving of Millsboro Street.
- D. The applicant shall guarantee the construction of a sidewalk on both sides of Millsboro. (Proposed multi-family development)
- E. A 10 foot utility easement shall be provided on both sides of Millsboro Street.