

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-56 Name Pawnee Sub Addition  
 Date Application Rec'd. 7-25-80 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location North side of Pawnee, between Topeka and Emporia Avenue

Owner Kansas Gas and Electric Co.  
 Surveyor/Engineer Delamater, Freund & Assoc., P.A.  
 Address 412 Century Plaza, 67202 Phone 263-6121

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|---|--|
| 1. Gross Acreage of Plat <u>1.1</u>   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>50'</u> R/W <u>558</u> ft.   |
| Residential _____   | b. _____ R/W _____ ft.   |
| Commercial <u>Three</u>   | c. _____ R/W _____ ft.   |
| Industrial _____  | d. _____ R/W _____ ft.   |
| Other _____   | e. _____ R/W _____ ft.   |
| Total Number of Lots <u>Three</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>80</u> ft.                                       | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 4. Minimum Lot Area <u>10,650 sq. ft.</u>                                   |  |
| 5. Existing Zoning <u>A</u>   |  |
| 6. Proposed Zoning <u>LC (Z-2136)</u>                                       |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |  |

STAFF COMMENTS:

NOTE: Associated zone case Z-2136 "A" to "LC" has been approved subject to replatting.

- A. A reference to a quarter corner or previous plat corner shall be added to the face of the plat.
- B. The amount of existing street rights-of-way as well as the amount of rights-of-way being dedicated on this plat shall be labeled on the final plat tracing.
- C. Access control except for one opening to Pawnee from each lot abutting Pawnee shall be granted on the plat and in the plat's text.
- D. Since Emporia is a one-way street going north, it is recommended that Lots 1 and 2 be combined into one lot so that commercial traffic will not have to exit north into the residential neighborhood. Access control except for two openings to Emporia shall be granted.
- E. Although Topeka and Emporia are designated as arterial streets, since they are one-way streets, 40 feet of half street right-of-way is sufficient.
- F. Since Topeka is an arterial and is a one-way street going south, there shall be granted 40 feet of complete access control to Topeka at the corner of Topeka and Pawnee.
- G. The fence on Lot 2 which will be in new street right-of-way shall be removed prior to recording the plat. When the fence has been removed, a letter so stating shall be submitted to the Planning Department.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is 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.