

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-92 Name F.P.S. First Addition
Date Application Rec'd. 8-21-81 Preliminary Approval
Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location On the east side of Broadway in an
area south of 47th St. South

Owner Triple J Properties, Ltd.

Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)

Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>6.46 Ac +</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential _____
Commercial <u>3</u>
Industrial _____
Other _____ | a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>-0-</u> New _____ ft. |
| 3. Total Number of Lots <u>3</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Frontage <u>130</u> | |
| 5. Minimum Lot Area <u>61,750 sq. ft.</u> | |
| 6. Existing Zoning <u>AA</u> | |
| Proposed Zoning <u>C (Z-2367)</u> | |
| Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| Has Health Dept. approval been obtained (where applicable) <u>NA</u> Yes _____ No _____ | |
| City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

OFF COMMENTS:

Note: Associated zone case Z-2367 "AA" to "C" has been approved subject to platting.

- A. This plat is proposing to vacate a portion of Nolan Street which provides the only public access to Lots 7,8, 9 and 10, Nolan's Gardens. Therefore, prior to submission of a final plat, there shall be submitted an application for vacation of the balance of Nolan Street, as well as those Nolan's Gardens' lots, or portions of lots, which front on Nolan Street.
- B. An east-west street is needed to provide access to land between Broadway and the Riverside Drainage Canal. Since Nolan Street at its present location is being vacated, it is recommended that right-of-way for a new street at some other location be dedicated. The applicant shall either dedicate the appropriate right-of-way across the south portion of this plat or shall, by separate instrument, obtain the dedication of right-of-way through adjacent property to the south. Because of the location of existing trees and buildings south of this plat, Planning staff recommends that the dedication be required on this plat. A guarantee for paving the street (when needed) and a building setback from the street should be required.
- C. It is recommended that the final plat be submitted as a 2-lot plat with access to Broadway being limited to one opening per lot.
- D. The City Engineer's representative shall be prepared to comment on the right-of-way for Broadway.
- E. The applicant shall guarantee the extension of sanitary sewer to serve any lot not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

(Over)

- G. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state whether any drainage improvement guarantees or off-site drainage easements are required.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and describable in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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General Location On the east side of Broadway in an area south of 47th St. South
Owner Triple J. Properties, Ltd.
Surveyor/Engineer Professional Engineering Consultants, P.A., Gary Wiley
Address 1440 E. English, Wichita Zip Code 67211 Phone 263-1107

1. Gross Acreage of Plat 6.46 ac±
2. Number of Lots :
Residential _____
Commercial 3
Industrial _____
Other _____
Total Number of Lots 3
3. Minimum Lot Frontage 129.40
4. Minimum Lot Area 61,750 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning C-(Z-2367)

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 -0- New _____ ft.
8. Sidewalk adjacent to all streets yes no _____

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No _____
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. Approval of this final plat shall be subject to approval of the required vacation case necessary for vacating the balance of Nolan Street.
- B. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the street right-of-way for Broadway.
- 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 any lot not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall provide a dimension for the front lot line utility easement on Lots 2 and 3.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.