

S/D No. 83-41 Name Toben Addition
Date Application Rec'd. 5-13-83 Preliminary Approval _____
Scheduled S/D Meeting 5-26-83

DESCRIPTION

General Location Northwest corner of 37th St. North and Webb Road

Owner Toben Estates and Woodlawn Dev.
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th No., Wichita, Ks. Zip Code 67226 Phone 683-5567

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| <p>1. Gross Acreage of Plat <u>161.34+</u></p> <p>2. Number of Lots :
Residential _____
Commercial _____
Industrial <u>4</u>
Other _____
Total Number of Lots <u>4</u></p> <p>3. Minimum Lot Frontage <u>340 ft.</u></p> <p>4. Minimum Lot Area <u>7.8 acres +</u></p> <p>5. Existing Zoning <u>R-1 and LC</u></p> <p>6. Proposed Zoning <u>E</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street
a. <u>100'</u> R/W <u>2,300</u> ft.
b. <u>70'</u> R/W <u>450</u> ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>2750</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
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STAFF COMMENTS:

NOTE: An application has been submitted for light industrial zoning on this entire quarter section. A request for annexation has also been submitted.

- A. Thirty-seventh Street east of Webb Road was recently vacated to allow for expansion of Jabara Airport. A new arterial, 39th Street North, was dedicated. This plat provides for continuation of 39th Street and connection with 37th Street about 1/3 mile west of Webb Road. That portion of 37th Street east of Toben is proposed to become an industrial street rather than an arterial.
- B. Sixty feet of right-of-way now exists for the south half of 37th Street adjacent to Comotara Industrial Park 4th Addition. The extra ten feet was for a decel lane since each lot had direct access to 37th. A decel lane will still be needed on the south side of 37th from the west line of Lot 1, Comotara Industrial Park 4th to the east line of Lot 6 extended north. A decel lane will probably not be needed from that point east to Webb Road, although consideration should be given to providing a 4-lane road at this location. The City Engineer's representative shall be prepared to comment on this at the meeting.
- C. Only 25 feet of roadway easement exists for 37th Street adjacent to Greenwich Cemetery. If more right-of-way cannot be obtained from the cemetery, it is recommended that the 70 feet needed for this portion of 37th Street consist of 25 feet south of the section line and 45 feet north of the section line. The excess right-of-way now existing adjacent to Lots 9 thru 12 of Comotara Industrial Park 4th Addition can be vacated.
- D. Lots 5 thru 8 in Comotara Industrial Park 4th Addition should be replatted with Toben Addition OR the triangular piece of land which will become part of those lots will need to be platted as street right-of-way, to be vacated when these lots are replatted.

- E. The City Engineer's representative shall be prepared to comment on the right-of-way needed for Webb Road just north of 37th Street. Since 70 feet was obtained from Jabara Airport in order to swing the road around the cemetery, less than 50 feet may be necessary from this site.
- F. The north half of Forty-first Street North was dedicated in Sun-Air Estates but has never been opened. It will not be extended west through North Point Industrial Park 2nd Addition. It could perhaps be extended east but would require removal of a hedgerow and possibly a house. Since the south half of 41st Street is not being dedicated on this plat, the north half should be vacated. The applicant shall contact the property owners to the north about submitting a vacation application. A portion of 41st may need to be retained as a hammerhead turnaround for Linder.
- G. Complete access control shall be granted from this plat to the hammerhead mentioned in item F above.
- H. The applicant shall petition for the paving of 37th/Toben/39th. The City Engineer's representative shall be prepared to comment on the need for decel lanes along this arterial. The applicant shall also petition for the paving of 37th Street between Webb and Toben.
- I. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- J. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept. Any drainage improvements required for development of this property shall be guaranteed by the applicant.
- K. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce the noise level within habitable structures.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-41 Name Toben Addition
Date Application Rec'd. 5-13-83 Preliminary Approval 5-26-83
Scheduled S/D Meeting 6-23-83

DESCRIPTION

General Location West side of Webb Road, in an area north of 37th St. North

Owner Toben Estates and Woodlawn Development
Surveyor/Engineer Mid-Kansas Engineering Consultants
Address 240 N. Rock Rd., #130, Wichita Zip Code 67206 Phone 682-6562

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|---|--|---------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>21.03</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. <u>50</u> R/W <u>900</u> ft. | |
| Industrial | <u>1</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>900</u> ft. |
| 3. Minimum Lot Frontage | <u>900 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>20 acres</u> | streets | <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>E (SCZ-0513)</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) <u>Yes</u> _____ No _____ | | |
| 12. City of Wichita | <u>3-Mile Area</u> <u>X</u> _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

NOTE: SCZ-0513 R-1 and LC to E for the SE 1/4 of this section of land will be reviewed by Metropolitan Area Planning Commission, June 16, 1983.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's sewer layout plan and on the acceptability of the proposed utility easements.
- C. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve this industrial lot.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- E. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce the noise level within habitable structures.
- E. As there are residential uses directly to the north, consideration should be given to requiring a super set-back along the north peroperty line and access control along the north part of Webb Road.
- G. Approval of this one-lot, 20-acre plat shall be subject to approval of the associated zone change request (SCZ-0513) by the Board of County Commissioners.
- H. Recording of the plat within 30 days after approval by the Board of County Commissioners.

