

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-79 Name Thunderbird 2nd Addition
Date Application Rec'd. 7-10-81 Preliminary Approval _____
Scheduled S/D Meeting 7-23-81

DESCRIPTION

General Location Northeast corner of 8th St. North and West Street

Owner David W. Entricken
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>0.46</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>88.6</u> | 8. Sidewalk adjacent to all streets _____ yes <u>x</u> no |
| 4. Minimum Lot Area <u>19,127 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA" and "B"</u> | |
| 6. Proposed Zoning <u>"LC" (Z-2331)</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: Associated zone case Z-2331 "AA" and "B" to "LC" has been approved subject to replatting.

- A. It is recommended that MAPC waive the requirement for a sidewalk on 8th Street as it would be a stub extension into a residential neighborhood which currently has no sidewalks.
- B. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been 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.