

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 71-37 Name WADE AND DAVID SECOND ADDITION
Date Application Rec'd. 5-24-71 Preliminary Approval N/A
Scheduled S/D Meeting 6-3-71

DESCRIPTION

General Location On the west side of Hillside Avenue between
Lincoln and Morris

Owner Jen Rentals, Inc. - Keith Leshar, President

Surveyor/Engineer K. O. Taylor

Address 1542 South St. Francis Phone 264-4072

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|---|---------------------------------|
| 1. Gross Acreage of Plat <u>0.34</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>100</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>100</u> ft. |
| 3. Minimum Lot Frontage <u>100</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>12,800 sq. ft.</u> | streets? <u>x</u> yes _____ no |
| 5. Existing Zoning <u>"RB"</u> | Sidewalk at 40' line |
| 6. Proposed Zoning <u>"BB"</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of the associated zone case Z-1285, "RB" to "BB".
2. Subject property lies within 350 feet of the intersection of two arterial streets (Hillside and Lincoln) which would, as required by the Subdivision Regulations, call for 75 feet of half street right-of-way for Hillside Avenue adjacent to subject property. However, due to existing development across the street to east and also to the south, it was the recommendation of the Planning Commission at their hearing of the associated zone case Z-1285, that 50 feet of half street right-of-way for Hillside be provided on this plat and that a 25 foot setback from Hillside be established to protect for future widening and street improvements.
3. The applicant shall guarantee the reconstruction of the sidewalk on Hillside adjacent to the new property line.
4. 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.