

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-57 Name The Trees Second Addition
 Date Application Rec'd. July 25, 1980 Preliminary Approval _____
 Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location North side of Central in an area east of Kansas Turnpike

Owner Thomas D. Jacob; Jim L. and Joyce Shadid; Amarado Inv. Co., Inc.
 Surveyor/Engineer Van Doren-Hazard-Stallings
 Address 260 N. Rock Rd., Suite 250, 67211 Phone 686-7303

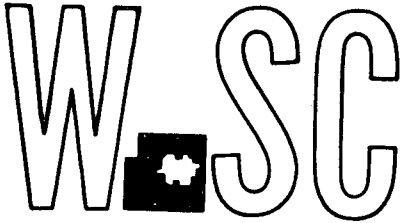
- | | | | |
|---|--|---|--|
| 1. Gross Acreage of Plat | <u>10.3</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u>45</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>45</u> | TOTAL <u> </u> ft. | |
| 3. Minimum Lot Frontage | <u>58</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>9800</u> | streets? <u> </u> yes <u> </u> no | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</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>Private system</u> | | |
| 11. Health Department Approval (where applicable) | <u>Yes</u> (Yes-No) | | |
| 12. City of Wichita | <u> </u> : Three-Mile Area <u>X</u> | | |

STAFF COMMENTS:

NOTE: This plat represents a replat of the recently recorded "The Trees Addition." The streets have been installed and the purpose of this replat is to reduce lot sizes and establish new side lot line easements.

- A. The platting of single family lots fronting on arterials is discouraged because slower moving vehicles turning into and out of the driveways conflict with faster moving thru traffic and because the driveway culverts eventually reduce the drainage capacity of the roadside ditches. However, since the streets in this addition are already paved and it would be difficult to provide new alignments, the applicant is proposing two lots (Lots 13 and 14, Block 2) with direct access to Central.
- B. The Water Department representative should be prepared to comment on the possible need for a revised water service guarantee for this replat.
- C. The representative from County Public Works should be prepared to advise the Committee as to the possible need for revised guarantees for required improvements, particularly sewer guarantees to the Crestview Improvement District.
- D. The applicant shall submit a restrictive covenant providing for 4 off-street parking spaces per dwelling unit on each lot which fronts onto a 58-foot street.
- E. Article 7-204 (c) of the Subdivision Regulations states: "The maximum depth of all residential lots shall not exceed 2 1/2 times the width thereof." Proposed Lot 2, Block 2 does not meet this design requirement and, therefore, approval of this final plat will require waiver of the lot width to depth design ratio.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 8, 1980

Van Doren-Hazard-Stallings
260 N. Rock Rd - Suite 250
Wichita, Ks. 67206

Re: S/D 80-57 - Final plat The Trees Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall submit a restrictive covenant providing for 4 off-street parking spaces per dwelling unit on each lot which fronts onto a 58-foot street.
- B. The street names of Fisher and Fisher Court shall be changed to Plymouth and Plymouth Ct.
- C. The Subdivision Committee recommends a waiver of the recommended lot width-to-depth ratio.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on August 14, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: L. E. Mullins, Director of Public Works, Sedgwick County
XDean Sellers, Acting City Engineer
Thomas D. Jacob, et al., 5920 E. Central, 67208