

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-32 Name R. G. Storck Addition  
Date Application Rec'd. 4-15-83 Preliminary Approval  
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location South side of Central in an area west of Boyd  
Owner Colby B. Sandlian, et. al.  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

1. Gross Acreage of Plat 4.52 ac.  
2. Number of Lots :  
Residential \_\_\_\_\_  
Commercial 2  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 2  
3. Minimum Lot Frontage 147.65 ft.  
4. Minimum Lot Area 66,538.7 sq. ft.  
5. Existing Zoning AA  
6. Proposed Zoning LC (Z-2501)

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 ft.  
8. Sidewalk adjacent to all streets X 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:

NOTE: The applicant's associated zone case (Z-2501) requesting "AA" to "LC" was considered by the Planning Commission on April 17, 1983. The Planning Commission recommended approval of this zone case subject to replatting in order to obtain access controls, building setbacks, street rights-of-way and hammerhead turnarounds for Newell and Linder. The case will be considered by the Board of City Commissioners on May 3, 1983.

- A. Approval of this plat is subject to approval of the associated zone case and subject to completion of the applicant's associated vacation case (V-1178) requesting the vacation of existing street right-of-way.
- B. When the Linder Avenue vacation case was approved by the Subdivision Committee on March 31, it was decided that the issue of an appropriate termination for Linder and for Newell would be resolved at the time of platting. Since that meeting, the applicant has discussed this matter with the Traffic Engineer. It is now recommended that the hammerheads be provided within existing street rights-of-way to the east of R. G. Storck Addition. Since Newell and Linder are not paved at this time, the applicant shall make satisfactory arrangements with Operations and Maintenance for grading and sanding these hammerheads.
- C. Complete access control to Linder and to Newell shall be granted on the final plat.
- D. The final plat shall indicate a 10-foot utility easement adjacent to the east line of the plat from Central to the south line of Linder Avenue.
- E. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2.

(Over)

- F. The final plat shall indicate an appropriate easement for the extension of sanitary sewer to serve proposed Lot 2.
- G. The final plat shall indicate a 35-foot building setback from Central Avenue on each of the proposed lots.
- H. The final plat shall indicate the amount of half-street right-of-way existing for Central Avenue and the amount of additional right-of-way being dedicated for Central by this plat.
- I. The Airport Noise Control and Land Use Compatibility Study, prepared for Mid-Continent Airport, identifies this property as being exposed to a Day-Night Average Sound Level of between 65 and 70 decibels. With this in mind, the applicant shall submit an avigational easement and restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- J. The final plat shall indicate "access control except for one opening per lot" across the north lines of Lots 1 and 2 to Central Avenue. In this regard, the applicant or his agent shall be prepared to state where and how many driveways to Central presently exist on this property.
- K. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept for this plat.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-32 Name R.G. Storck Addition  
Date Application Rec'd. 4-15-83 Preliminary Approval 4-23-83  
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location South side of Central in an area west of Boyd

Owner Colby B. Sandlian, et. al.  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 682-8291

- 1. Gross Acreage of Plat 4.52 ac.
- 2. Number of Lots :
  - Residential \_\_\_\_\_
  - Commercial 2
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Total Number of Lots 2
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  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 0 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. The applicant shall either satisfactorily construct hammer-head turnarounds at the west end of Linder and Newell, prior to the plat being scheduled for City Commission review; or shall submit a guarantee that this work will be done within one year's time. The Superintendent of Street Maintenance has estimated that a guarantee in the amount of \$1,500.00 per hammerhead would be adequate to cover the grading and possible culvert costs. This guarantee could be submitted as cash, letter of credit, or performance bond.
- B. The applicant shall guarantee extension of sanitary sewer to serve the lot on the west.
- C. The applicant shall submit an avigational easement and restrictive covenant assuring adequate construction methods to reduce noise hazards within habitable structures built on these lots.
- D. A requirement made at the preliminary plat hearing was that access to Central from the west lot be limited to the east thirty feet due to the lot's proximity to the bridge over the Big Ditch and that access to the east lot be limited to one opening. The applicant's agent was to provide information on location of existing driveways. A survey has been provided showing one access to the west lot at about the center of the lot and two access drives on the east lot. Since the east end of the Central Avenue bridge is over 300 feet away, one opening to the west lot anywhere along its frontage is acceptable. A guarantee shall be submitted for closing one of the two existing curb cuts on the east lot.
- E. The City Engineer's representative shall be prepared to comment on the final drainage plan for this property and state whether any drainage easements are needed.
- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- 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.