

July 1, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO See Distribution List  
FROM Jack H. Galbraith, Chief Planner

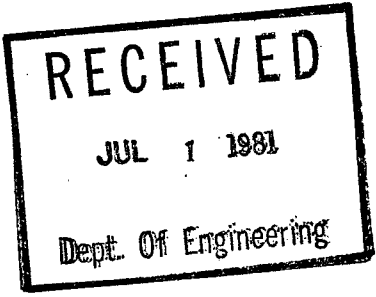
SUBJECT Proposed plats with 32-foot street right-of-way widths  
(Woodlands East and Wildwood)

Two new Comotara plats, both in the section north of 21st between Rock and Webb, have been submitted to our office for review. The developer proposes to dedicate 32 feet of right-of-way for a 29-foot street. Utility easements of 10, 15, or 20 feet adjacent to each side of the paved streets are proposed. Prior to discussing this design criteria as part of a preliminary plat at a regularly scheduled Subdivision Committee meeting, we would like to have your thoughts on this proposal. What are the major problems, if any, with installing and maintaining water lines, gas lines, etc., in easements rather than in public right-of-way?

This developer advises that they believe this concept is appropriate for areas designed with cul-de-sacs, and where continuous streets leading from one type of housing to another type is not proposed. They also propose to restrict fences from going into the easements adjacent to streets as well as restricting all plant materials except grass from going in an approximately 12-foot area next to the curb. The purpose of this is obviously to reduce overall land area required for development. Each lot will have four off-street parking spaces, 2 in the garage and 2 in front of the garage.

We have had several requests during the past year to try something like this and we expect more requests in the future. I have scheduled a meeting in the Planning Department Conference Room (10th Floor, City Hall) for next Monday, July 6th, beginning at 1:00 p.m., so that we might discuss this issue. If you are unable to attend, please try to send a representative.

*Jack H. Galbraith*  
Jack H. Galbraith  
Chief Planner



JHG:bh

- cc: ✓ Ray Bruggeman, Director of Engineering
- Paul Graves, Design Chief Engineer
- Bill McKinley, Traffic Engineer
- David Stowe, Director of Operations and Maintenance
- Robert Blevins, Kansas Gas and Electric
- Carol Ruff, Southwestern Bell
- Gene Curless, Gas Service Company
- Richard Abraham, Air Capital Cablevision
- Bill Otten, Wichita Water Department
- Mike Lindebak, City Engineering
- Andy Harkness, County Engineering
- Walt Campbell, City Fire Department

*RMB*