

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-124 Name Comotara Elementary School Addition
Date Application Rec'd. 11-24-81 Preliminary Approval _____
Scheduled S/D Meeting 12-10-81

DESCRIPTION

General Location south of 32nd St. North and east of Rushwood

Owner Unified School District #259, Attention: Dr. Holstead
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| <p>1. Gross Acreage of Plat <u>22.9</u></p> <p>2. Number of Lots : Residential _____ Commercial _____ Industrial _____ Other <u>1</u> Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>150 ft.</u></p> <p>4. Minimum Lot Area <u>22.9 acres</u></p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u></p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
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STAFF COMMENTS:

- A. A minimum of a 25-foot building setback line from all streets shall be shown on the final plat.
- B. Complete access control to 29th Street North and to 32nd Street North shall be shown on the final plat and referenced in the plat's text. The access control to 32nd is required because the street is paved to the narrow 25-foot width which allows no direct access from abutting lots.
- C. Since 32nd Street North is a designated collector street, a sidewalk will be required on the south side. The street is already paved and, therefore, a sidewalk certificate which states that a sidewalk will be installed when the property is developed would be an appropriate guarantee.
- D. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-124 Name Comotara Elementary School Addition
Date Application Rec'd. 11-24-81 Preliminary Approval 12-10-81
Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location South of 32nd Street North and east of Rushwood

Owner Unified School Dist. #259
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>22.9</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>150 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>22.9 acres</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant is proposing to plat "access control except 1 opening for service entrance" to 32nd Street North. 32nd Street adjacent to this site is already paved to the narrow 25-foot width which allows no direct access from abutting lots. A requirement of preliminary plat approval was indicating "complete access control" to this street. The representative from City Engineering should come prepared to comment on the applicant's request for one point of access to 32nd Street.
- B. Since 32nd Street North is a designated collector street, a sidewalk is required on the south side. Since the street is already paved, the applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be installed when the property is developed.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.