

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-85 Name John Blue Addition  
Date Application Rec'd. 9-30-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-13-83

DESCRIPTION

General Location N. E. Corner of MacArthur and Ellis

Owner John D. Blue  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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| 1. Gross Acreage of Plat <u>2.8</u>  | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :  | a. <u>70</u> R/W <u>243.4</u> ft.                          |
| Residential <u>4</u>   | b. <u>5</u> R/W <u>111.75</u> ft.                          |
| Commercial <u>2</u>  | c. _____ R/W _____ ft.                                     |
| Industrial _____   | d. _____ R/W _____ ft.                                     |
| Other _____  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>6</u>  | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>59.65</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>10,343 sq. ft.</u>  |  |
| 5. Existing Zoning <u>"AA"</u>   |  |
| 6. Proposed Zoning <u>"RB" and "LC" (Z-2494)</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) _____ Yes _____ No  |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |  |

STAFF COMMENTS:

- Note: The applicant's associated zone case (Z-2494) requesting "AA" to "LC" and "RB" has been approved subject to platting. Proposed Lots 1-4 are to be zoned "RB" and proposed Lots 5 and 6 are to be zoned "LC".
- A. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- C. The representative from the Water Department should be prepared to comment on the availability of existing water to serve proposed Lot 4. If water is not presently serving this site, the applicant shall guarantee its extension.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The City Engineer and the Fire Department representative shall be prepared to comment on the possible need for right-of-way for the south half of the Mills Avenue turn-around to be dedicated from Lot 4.
- F. The final plat tracing shall indicate the following building setbacks:
1. 35-foot building setback from MacArthur Road on Lots 5 and 6;
  2. 20-foot building setback from Ellis on Lots 1, 2, 3 and 5;
  3. 20-foot building setback from Mills Avenue on Lot 4.

(Over)

- G. An existing accessory structure on proposed Lot 5 abuts that lot's north line. The zoning ordinance requires a minimum 10-foot rear yard in the "LC" zoning district. The tin building on proposed Lot 6 is also less than 10 feet from the rear lot line. Both of these structures will be nonconforming. The applicant's agent should be prepared to advise whether or not it is intended to remove the structure.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.