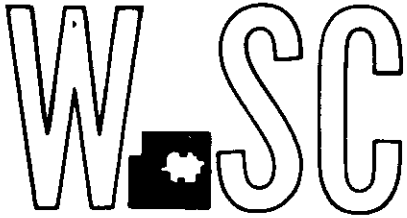


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 25, 1980

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-47 - Final plat of Aboud 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 24, 1980, the above-captioned plat was considered. At your request, the action of the Committee was to defer this item for an indefinite period.

If you have any questions concerning this, please call.

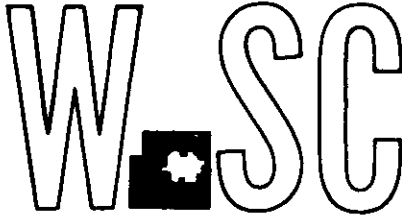
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Rose M. Aboud, 1308 N. Armour and  
Betty J. Aboud  
Jean Sellers, Acting City Engineer

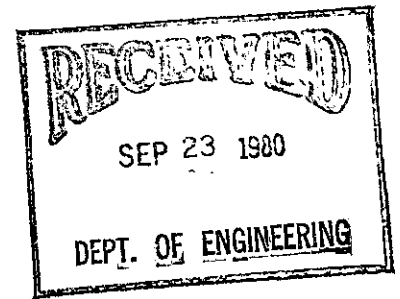
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

September 23, 1980



Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-47 - Final plat of About 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 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 guarantee the extension of sanitary sewer at the time of development if more than one connection is needed.
- B. The applicant shall guarantee the extension of City water.
- C. The applicant shall attempt to obtain a valid paving petition for Del Sienna Court from this property to the east line of Dougherty.
- D. Prior to release of the plat for recording, the existing shed within street right-of-way being dedicated by this plat shall be removed.
- E. The applicant shall submit an avigational easement covering subject property and a restrictive covenant assuring that adequate construction methods will be utilized to reduce noise hazards within habitable structures.
- F. The applicant is hereby advised that the existing house does not meet the required side yard setback and any future buildings on this site must meet the side-yard requirement of the "R-5" zoning.
- G. The final plat tracing shall indicate "access control except for 2 openings" from this property to Zoo Blvd.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company

Page 2

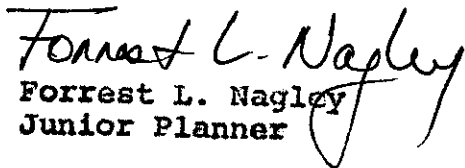
9-22-80

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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 Thursday, September 25, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Rose M. and Betty J. Aboud  
1308 N. Armour, 67206

Dean Sellers, Assistant City Engineer

S/D NO. 80-47 Name Aboud 2nd Addition  
Date Application Rec'd. 7-1-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location West side of Zoo Blvd., in an area between  
11th and 12th Streets

Owner Rose M. Aboud  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>0.8 ac</u>   | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft.                        |
| Residential <u>        3        </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>        3        </u>                                  | TOTAL <u>        </u> ft.   |
| 3. Minimum Lot Frontage <u>        63.9        </u> ft.                        | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>        7900 sq. ft.        </u>                        | streets? <u>        </u> yes <u>        </u> X <u>        </u> no |
| 5. Existing Zoning <u>        AA        </u>                                   |   |
| 6. Proposed Zoning <u>        A        </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>City of Wichita</u>    |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)     |   |
| 12. City of Wichita <u>        X        </u> : Three-Mile Area <u>        </u> |   |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2268) requesting "AA" to "A". This case will be heard by MAPC on July 31, 1980.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- D. Prior to release of the plat for recording, the existing structure within the street right-of-way being dedicated by this plat shall be removed.
- E. The applicant shall attempt to obtain a valid paving petition for Del Sienna Court from this property to the east line of Dougherty.
- F. The applicant is hereby advised that upon recording of this plat, the existing structure on proposed Lot 3 will not meet the required side yard setback of the "AA" zoning district. Any new construction on the lot will be required to observe the required 6-foot side yard setback.
- G. The applicant shall submit an avigational easement covering subject property and a restrictive covenant assuring that adequate construction methods will be utilized to reduce noise hazards tihin any habitable structures.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 80-47 Name About 2nd Addition  
Date Application Rec'd. 9-3-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-18-80

DESCRIPTION

General Location West side of Zoo Blvd. in an area between 11th St and 12th St.

Owner Rose M. About  
Surveyor/Engineer Baughman Company  
Address 330 Laura - 67211 Phone 262-7271

- 1. Gross Acreage of Plat 0.8 ac
- 2. Number of Lots:
  - Residential 1
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 129.13 ft.
- 4. Minimum Lot Area 28,439.87 sq. ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning R-5 (Z-2268)
- 7. Lineal Feet of New Streets:
  - a. 30 R/W 90 ft.
  - b. 20 R/W 203 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets? yes x no
- 9. Public Water Supply yes (Yes-No), Name City
- 10. Public Sanitary Sewers yes (Yes-No), Name \_\_\_\_\_
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

Note: This property was the subject of a recent "R-5" zone change request. This one lot plat is a revised final of the plat deferred indefinitely July 24, 1980

- A. The applicant shall guarantee the extension of sanitary sewer.
- B. The applicant shall guarantee the extension of City water.
- C. The applicant shall attempt to obtain a valid paving petition for Del Sienna Court from this property to the east line of Dougherty.
- D. Prior to release of the plat for recording, the existing shed within street right-of-way being dedicated by this plat shall be removed.
- E. The applicant shall guarantee the closing of one of the existing openings on Zoo Boulevard.
- F. The applicant shall submit an avigational easement covering subject property and a restrictive covenant assuring that adequate construction methods will be utilized to reduce noise hazards within habitable structures.
- G. The applicant is hereby advised that the existing house does not meet the required side yard setback and any future buildings on this site must meet the side-yard requirement of the "R-5" zoning.
- H. City Engineering shall be prepared to comment on the applicant's lot grading plan.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.