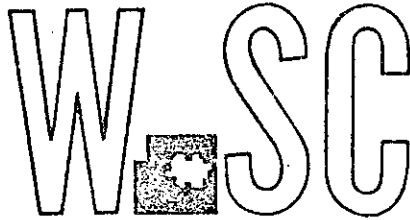


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 263-4561

October 28, 1983

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 83-89 - Final plat of Ana Maria Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 27, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

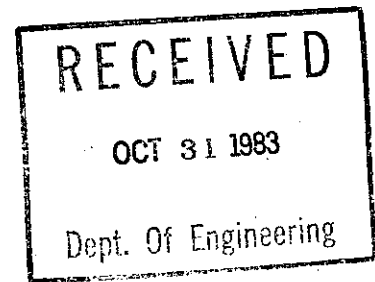
This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 3, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Peter E. Kilissanly and Jihad Jean Beyrouti, P.O. Box
18333, 67218
*Mike Lindebak, City Engineer



SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-89 Name Ana Maria Addition
 Date Application Rec'd. 10-14-83 Preliminary Approval _____
 Scheduled S/D Meeting 10-27-83

DESCRIPTION

General Location West side of New York in an area south of Third Street

Owner Peter E. Kilissanly
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|---|
| <p>1. Gross Acreage of Plat <u>0.43 acres</u>
 2. Number of Lots :
 Residential _____
 Commercial <u>2</u>
 Industrial _____
 Other _____
 Total Number of Lots <u>2</u>
 3. Minimum Lot Frontage <u>50 ft.</u>
 4. Minimum Lot Area <u>6044 sq. ft.</u>
 5. Existing Zoning <u>B</u>
 6. Proposed Zoning <u>C</u></p> | <p>7. Lineal Feet of New Street
 a. <u>5'</u> R/W <u>150</u> ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>150</u> ft.
 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no</p> |
|---|---|
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 agent has advised that a zone case requesting "B" to "C" will be filed for this property. This proposed replat anticipates a replatting requirement of the zone case in order to obtain additional street and alley rights-of-way and the establishment of building setbacks.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant is proposing to plat a 15-foot sideyard setback from Third Street on proposed Lot 1. Normally, a 20-foot sideyard setback would be required on commercially zoned property. However, since the lot is only 50 feet wide, staff supports the platting of a 15-foot setback.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.