

S/D No. 83-105 Name Day Addition  
Date Application Rec'd. 11-10-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-21-83

DESCRIPTION

General Location S.W. corner of Hydraulic Avenue and Gilbert Street

Owner Nina M. and Gary C. Day  
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>0.38 acres</u>   | 7. Lineal Feet of New Street                                    |
| 2. Number of Lots :  | a. <u>20</u> R/W <u>100</u> ft.                                 |
| Residential _____  | b. _____ R/W _____ ft.  |
| Commercial <u>1</u>  | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>1</u>  | TOTAL <u>100</u> ft.  |
| 3. Minimum Lot Frontage <u>100 feet</u>  | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>14,799.5 sq. ft.</u>  |   |
| 5. Existing Zoning <u>B</u>  |   |
| 6. Proposed Zoning <u>LC (Z-2476)</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-2476) requesting "B" to "LC" has been approved subject to replatting into one lot in order to obtain appropriate street right-of-way, building setbacks and access control.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan.
- B. The normal platted building setbacks for a corner commercial lot located on an arterial street are 35 feet from the arterial street and 20 feet from the side street. This plat proposes only a 5-foot setback from the side street (Gilbert) in order to allow for construction of a 40' x 90' building. In order to accomodate the planned building, staff supports the platting of the 5-foot setback, but only where needed for the actual planned construction. That is, the final plat tracing shall indicate a 20-foot setback from Gilbert except a 5-foot setback may be platted where building construction is planned.
- C. The final plat tracing shall reference a tie point to either a section corner or a previously platted lot corner.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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