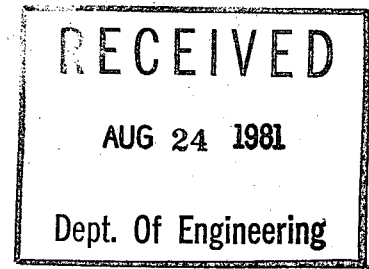


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



August 21, 1981

Moehring and Associates  
433 S. Hydraulic  
Wichita, Ks. 67211

Re: S/D 81-85 - Final plat of J. O. Davidson's Third Addition

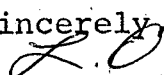
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission August 20, 1981, the above-captioned plat was considered. The action of the Committee was to to recommend that this plat be approved subject to:

- A. The applicant shall submit a notarized sidewalk certificate for recording with the plat which states that a sidewalk will be constructed on St. Paul Street adjacent to this property as a condition of site development (collector street and office zoning).
- B. Approval of this plat shall be subject to completion through the County Commission level of the associated vacation case V-1082.
- C. The legal description in the engineer's certificate shall be revised to include the east half of the vacated alley.
- D. The building setback line from St. Paul shall be left off of the final plat tracing.
- E. Closure computations shall be submitted with the final plat tracing.
- F. 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 August 27, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,  
  
Louise Olivarez

cc: Main Development Associates, P.O.  
Box 1632, 67201  
Mike Lindebak, City Engineering

S/D No. 81-85 Name J. O. Davidson's Third Addition  
 Date Application Rec'd. 8-7-81 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 8-20-81

DESCRIPTION

General Location West side of St. Paul in an area south of Central

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Owner Main Development Associates  
 Surveyor/Engineer Moehring and Associates  
 Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

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1. Gross Acreage of Plat	<u>0.51</u>	7. Lineal Feet of New Street	
2. Number of Lots :		a. <u>8'</u> R/W <u>175</u> ft.	
Residential	_____	b. _____ R/W _____ ft.	
Commercial	_____	c. _____ R/W _____ ft.	
Industrial	_____	d. _____ R/W _____ ft.	
Other (office)	<u>2</u>	e. _____ R/W _____ ft.	
Total Number of Lots	<u>2</u>	TOTAL	<u>0</u> ft.
3. Minimum Lot Frontage	<u>87.5 ft.</u>	8. Sidewalk adjacent to all streets	<u>yes</u> <u>x</u> no
4. Minimum Lot Area	<u>11178 sq. ft.</u>		
5. Existing Zoning	<u>"A" and "LC"</u>		
6. Proposed Zoning	<u>"BB" (Z-2311)</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>NA</u> 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-2311) requesting "A" and "LC" to "BB" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to state the status of the applicant's drainage plan.
- B. The applicant shall submit a notarized sidewalk certificate for recording with the plat which states that a sidewalk will be constructed on St. Paul Street adjacent to this property as a condition of site development (collector street and office zoning).
- C. In July of this year, a vacation case (V-1082) was filed requesting the vacation of the north/south alley in this block. This case was approved by the Planning Commission subject to a guarantee being submitted for closing the alley return on Central. The associated vacation case will not be forwarded to the Board of City Commissioners until the required guarantee has been submitted. Since this replat is indicating the existing alley right-of-way as a utility easement, approval of this final plat shall be subject to completion of the vacation case through the Board of County Commissioners.
- D. The legal description in the engineer's certificate shall be revised to include the east half of the vacated alley.
- E. The applicant's agent has advised that they wish to plat a 15-foot building setback from St. Paul rather than the 30-foot setback which is indicated on the final plat. The "BB" zoning district requires at least a 20-foot building setback. It is staff's recommendation that a 20-foot setback be indicated on the final plat tracing as required in the "BB" Office District.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same