

S/D No. 84-17 Name Stark's 2nd Addition
Date Application Rec'd. 2-17-84 Preliminary Approval _____
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location N.W. corner of Doris and Central

Owner Lewis C. and/or Judith L. Stark
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

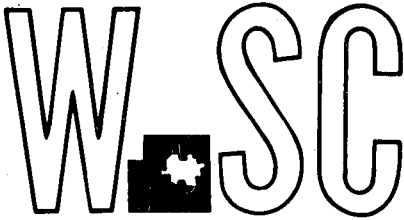
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|--|--|
| 1. Gross Acreage of Plat <u>0.3</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> 2 | c. <u> </u> R/W <u> </u> ft. |
| 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> </u> 2 | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> 65 ft | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> </u> 7150 sq. ft. | streets <u> </u> yes <u>x</u> no |
| 5. Existing Zoning <u> </u> "AA" | |
| 6. Proposed Zoning <u> </u> "LC" (Z-2566) | |
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 associated zone case (Z-2566) requesting "AA" to "LC" has been approved subject to replatting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the utility easements along the north and west lines of the plat shall be increased to 10 feet.
- D. The shed encroachment into the utility easement adjacent to the north line of the plat shall be removed prior to this plat being scheduled for review by the Board of City Commissioners.
- E. The setback from Doris on Lot 2 shall be increased to 20 feet, the usual setback from a side street on a corner commercial lot.
- F. It is recommended that the sidewalk requirement on Doris be waived since a sidewalk at this location would be a stub extension into a neighborhood which has no sidewalks.
- G. The applicant shall submit an avigational easement covering both lots and a covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be utilized to help reduce noise within habitable structures.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan for this site.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

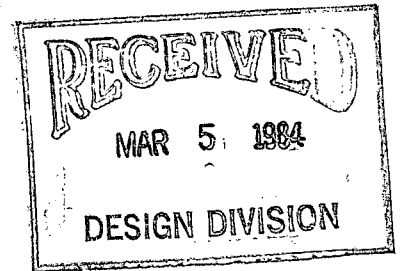
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 2, 1984



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

Re: S/D 84-17 - Final plat of Stark's 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 1, 1984, 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 petition for the extension of sanitary sewer to serve Lot 2. This petition will not be activated until Lot 2 is redeveloped with another structure or use. In the meantime, Lot 2 will be sewered by way of a private easement and service line. This easement shall be established by separate instrument and shown on the final plat tracing.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the utility easements along the north and west lines of the plat shall be increased to 10 feet.
- D. The shed encroachment into the utility easement adjacent to the north line of the plat shall be removed prior to this plat being scheduled for review by the Board of City Commissioners.
- E. The Subdivision Committee recommends that the MAPC waive the sidewalk requirement on Doris as this would result in a stub extension into a neighborhood which has no sidewalk.

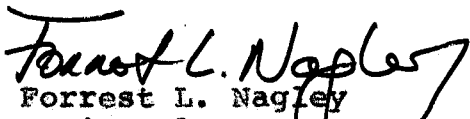
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- F. The applicant shall submit an avigational easement covering both lots and a covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be utilized to help reduce noise within habitable structures.
- G. 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 March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lewis and/or Judith L. Stark, 3602 W. 19th St., 67203
x Mike Lindebak, City Engineer