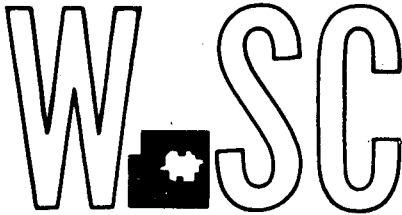


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

February 21, 1980
(316) 266-4551

Gerald Young
1704 N. Meridian
Wichita, Kansas 67203

Re: S/D 80-10 - Final plat of Forshee First Addition

Dear Mr. Young:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The Subdivision Committee recommends a waiver of the 60' minimum lot frontage requirement.
- B. Approval of this plat should be subject to approval of the applicant's variance request before the Board of Zoning Appeals. A variance is being requested for the side yard building setback on proposed Lot 1.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- D. 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.

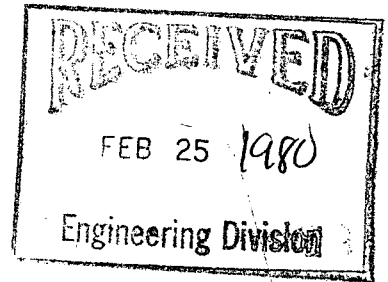
This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 28, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

Louise Olivarez
Louise Olivarez
Senior Planner

cc: Ernest L. & Isabell Forshee
723 N. Doris, 67212
Dean Sellers, Acting City
Engineer

LO:bh



S/D NO. 80-10 Name Forshee First Addition
Date Application Rec'd. 2-4-80 Preliminary Approval _____
Scheduled S/D Meeting 2-21-80

DESCRIPTION

General Location West side of Doris, in an area north of Central

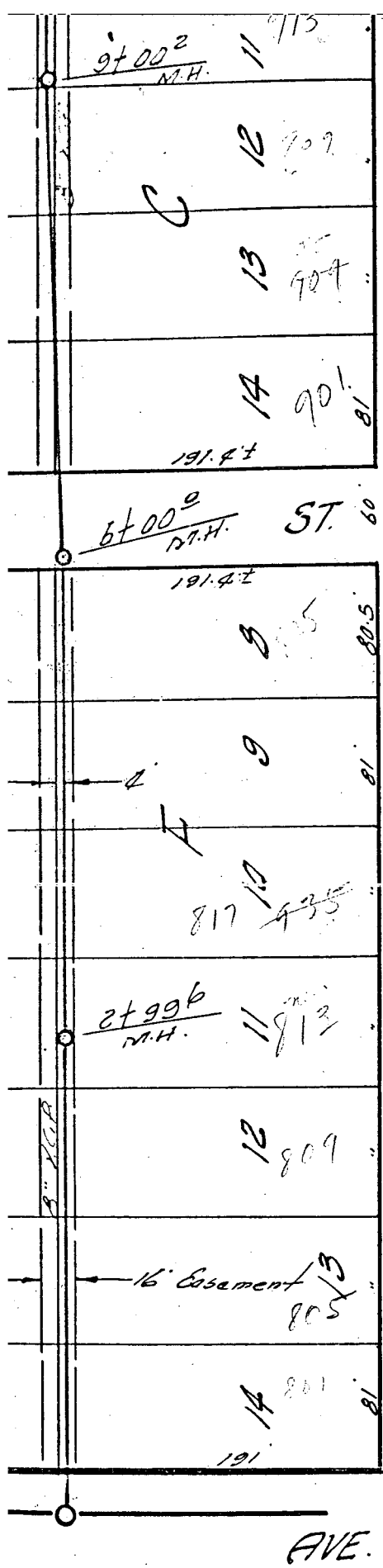
Owner Ernest L. and Isabell Forshee
Surveyor/Engineer Gerald Young
Address 1704 N. Meridian Phone 943-6785

- | | |
|---|--------------------------------|
| 1. Gross Acreage of Plat <u>0.52 AC</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>3</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,955.0 square</u> ft. | streets? <u>yes X</u> no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA"</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) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

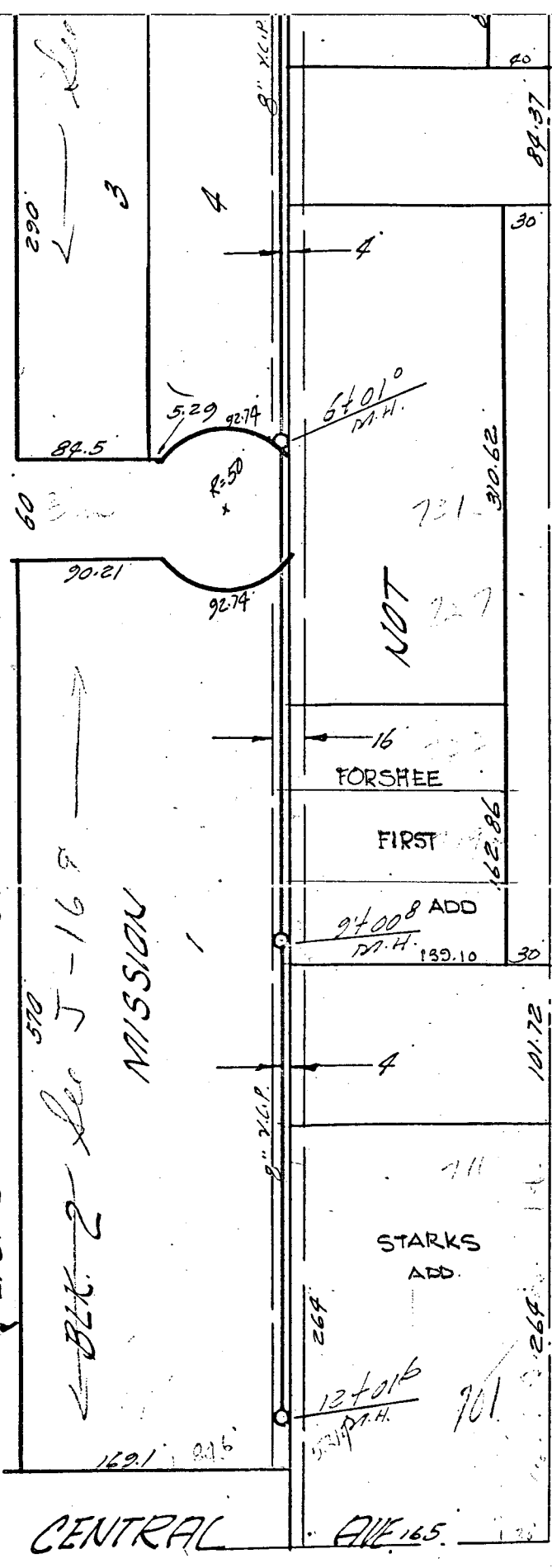
- A. Approval of this plat should be subject to approval of the applicant's variance request before the Board of Zoning Appeals. A variance is being requested for the side yard building setback on proposed Lot 1. As can be seen on the sketch plat, the existing structure on this proposed lot is less than 5 feet from the south lot line. The "AA" zoning district requires a minimum 6-foot side yard setback.
- B. Approval of the lotting shown on this final plat should be subject to the Subdivision Committee waiving the design standard of the Subdivision Regulations which states, "The minimum width of residential lots measured at the setback lines thereof shall not be less than 60 feet when the lot contains an area of 6,000 square feet, but less than 8,750 square feet." (7-204 (D) (1), Page 38).
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- 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. 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.



ANNA

EAST LINE OF MURDI - COOPER ADDN



CENTRAL

AVE 165

DORIS

C-48

52
52
110

50