

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(916) 268-4561

April 2, 1982

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

Re: S/D 82-17 - Final plat of Donna's 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 1, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall show only the one lot at the corner (at applicant's request).
- B. A 10-foot utility easement shall be granted on the east line of Lot 1.
- C. Regarding proposed Lot 1, the following building setbacks should be indicated on the final plat tracing:
 1. 20-foot setback from Sheridan;
 2. 35-foot setback from 13th Street North;
- D. Closure computations shall be submitted with the final plat tracing.
- E. 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 April 8, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

L.O.
Louise Olivarez
Senior Planner

cc: Ford M. Duke, 1602 Westlynn,
67212
X Mike Lindebak, City Engineering

RECEIVED

APR 5 1982

Dept. Of Engineering

S/D No. 82-17 Name Donna's 2nd Addition
Date Application Rec'd. 3-19-82 Preliminary Approval _____
Scheduled S/D Meeting 4-1-82 _____

DESCRIPTION

General Location N.E. Corner of 13th St. and Sheridan

Owner Ford M. Duke
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>0.69 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>125 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>14,480 sq. ft.</u> | streets <u>X</u> yes _____ no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2353)</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:

- A. The representative from the City Engineer's office should be prepared to discuss the status of the applicant's drainage plan.
- B. The applicant or his agent shall be prepared to advise how public water will be extended to proposed Lot 2.
- C. Regarding proposed Lot 2, it is noted that this proposed lot is landlocked. It appears that this lot's only access to a public street is by way of a ten foot ingress and egress easement across commercial property to the south. The Subdivision Committee should be prepared to discuss the acceptability of this lot. Lot 2 is currently zoned "AA" single family and is developed. The applicant or his agent should come prepared to discuss the ownership patterns of the area and discuss the possibility of including Lot 2 in a replat of the commercial property to the south. (F.O. Moore 2nd Addition).
- D. Regarding proposed Lot 1, the following building setbacks should be indicated on the final plat tracing:
 - 1. 20-foot setback from Sheridan;
 - 2. 35-foot setback from 13th Street North;
- E. The final plat tracing shall indicate "access control except for 1 opening" across the south line of Lot 1.
- F. The applicant shall guarantee the closure of one curb cut to 13th Street from Lot 1 within one year after approval of this plat by the Planning Commission.
- G. The applicant's associated zone case requesting "AA" to "LC" for proposed Lot 1 has been approved subject to platting (Z-2353).
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.