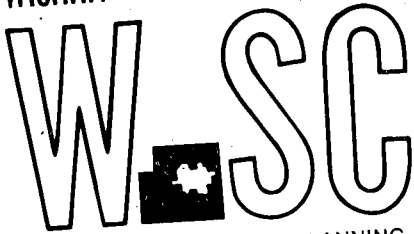
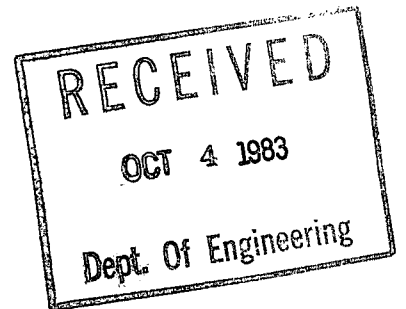


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 3, 1983

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

Re: S/D 83-81 - Final plat of D. J. Fisher

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 29, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. It is recommended that the requirement for a sidewalk on Baehr be waived as it would create a stub extension into a residential area with no existing sidewalks.
- B. The utility easement along the west line shall be increased to 15 feet in width as far north was the existing sanitary sewer manhole.
- C. 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, October 6, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Daniel J. and Myrtle C. Fisher, 6503 Jacqueline, 67206
+ Mike Lindebak, City Engineer

S/D No. 83-81 Name D.J. Fisher
Date Application Rec'd. 9-19-83 Preliminary Approval
Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location Southwest corner of Central and Baehr

Owner Daniel J. and Myrtle C. Fisher
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|--|---|
| <p>1. Gross Acreage of Plat <u>0.28 acres</u></p> <p>2. Number of Lots :
 Residential _____
 Commercial _____
 Industrial _____
 Other (Office) <u>1</u></p> <p>3. Total Number of Lots <u>1</u></p> <p>4. Minimum Lot Frontage <u>80 ft.</u></p> <p>5. Minimum Lot Area <u>10,799.997 sq. ft.</u></p> <p>6. Existing Zoning <u>AA</u></p> <p> Proposed Zoning <u>BB (Z-2526)</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. <u>10</u> R/W <u>135</u> ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>135</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>X</u> yes _____ no</p> <p>A sidewlk on <u>40</u> R/W of _____ Central. No sidewalk on Baehr.</p> |
|--|---|

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2526) requesting "AA" to "BB" has been approved subject to platting the application area into one lot.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan.
- B. As no sidewalk system exists on the west side of Baehr to the south of this lot, it is recommended that the Subdivision Committee recommend that no sidewalk be required on Baehr adjacent to this "BB" zoned lot. The requirement of a sidewalk would create a stub extension of a sidewalk into a neighborhood with no sidewalks.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.