

S/D No. 81-137 Name West Forest Second Addition
Date Application Rec'd. 12-28-81 Preliminary Approval 1-7-82
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location North side of 9th St., between Doris and Clara

Owner Associated Grocers' Company, c/o Lewin Timmerman
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita Zip Code 67211 Phone 263-8391

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>0.49</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>30</u> R/W <u>285</u> ft. |
| Residential <u>2</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>2</u> | TOTAL <u>285</u> ft. |
| 3. Minimum Lot Frontage <u>45</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>6130</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
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:

- A. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- B. The existing structures located within the right-of-way being dedicated for 9th Street shall be removed prior to recording the plat. A letter from the applicant or his engineer stating that these buildings have been removed shall be submitted to the Planning Department.
- C. The street adjacent to the east and west sides of this property (Clara and Doris) shall be labeled on the final plat tracing along with the amount of half street right-of-way which exists.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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STAFF COMMENTS:

- A. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- B. The existing structures located within the proposed additional street right-of-way for 9th Street shall be removed prior to recording the final plat. A letter from the applicant or his agent stating that these buildings have been removed shall be submitted to the Planning Department.
- C. A paving petition for the paving of 9th Street between Doris and Clara will be considered by the Board of City Commissioners on January 12, 1982. This petition provides for sidewalks on each side of this collector street.
- D. Approval of this preliminary plat will require waivers of the minimum 60-foot frontage requirement and the lot width to lot depth ratio requirement of the Subdivision Regulations.
- E. It should be noted on the preliminary plat that a 9-foot side yard setback from 9th Street is proposed. Due to the limited buildable area of the proposed lots, staff supports this reduced setback.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).