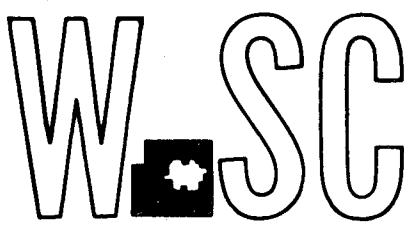
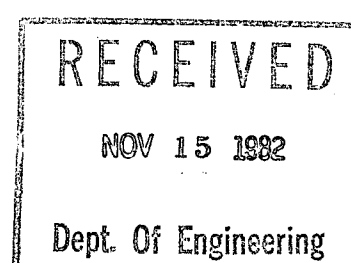


WICHITA - SEDGWICK COUNTY



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



November 12, 1982

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

Re: S/D 82-63 - Final plat of Fidelity 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Closure computations shall be submitted with the final plat tracing.
- B. 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 November 18, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh cc: Fidelity Development, Inc., Attention: Bill Suter,
Senior Vice-President
Mike Lindebak, City Engineering

S/D No. 82-63 Name Fidelity 1st Addition
Date Application Rec'd. 10-29-82 Preliminary Approval _____
Scheduled S/D Meeting 11-10-82

DESCRIPTION

General Location S.W. Corner of 30th St. South and Seneca St.
Owner Fidelity Development, Inc., Atten: Bill Suter, Senior Vice-President
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat <u>0.35</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. _____ R/W _____ ft.
Residential _____	b. _____ R/W _____ ft.
Commercial <u>1</u>	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>1</u>	TOTAL <u>None</u> ft.
3. Minimum Lot Frontage <u>110</u> ft	8. Sidewalk adjacent to all streets <u>X</u> yes <u>no</u>
4. Minimum Lot Area <u>15,590</u> sq. ft	
5. Existing Zoning <u>B and LC</u>	
6. Proposed Zoning <u>LC (Z-2454)</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:

- Note: Associated zone case Z-2454 (B and LC to LC) has been approved subject to replatting into one lot to provide for setbacks and access control.
- A. The applicant's agent and the Subdivision Committee shall be prepared to discuss the proposed access to this site. During the zone change hearing, property owners in the neighborhood objected to commercial traffic on 30th Street and mention was made of perhaps obtaining access control to 30th Street at the time of replatting.
 - B. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
 - C. Closure computations shall be submitted with the final plat tracing.
 - D. Recording of the plat within 30 days after approval by the Board of City Commissioners.