

S/D NO. 81-44 Name Green Addition
Date Application Rec'd. 4-17-81 Preliminary Approval _____
Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location West side of Silver in an area south of 31st St. South

Owner Walter R. Green
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

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|--------------------------|--------------------|--------------------------------|-----------|
| 1. Gross Acreage of Plat | <u>0.50 acres</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ | 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 | _____ ft. |
| 3. Minimum Lot Frontage | <u>66</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>9042 sq ft.</u> | streets? <u>x</u> yes _____ no | |
| 5. Existing Zoning | <u>AA</u> | 31st only | |
| 6. Proposed Zoning | <u>AA</u> | | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed private sewer easement to serve Lot 1. If the proposed private easement is acceptable, then the necessary instrument shall be drafted and submitted to the Planning Department for review and approval. After approval, the applicant shall record the instrument so appropriate recording data can be indicated on the final plat tracing. A copy of the recorded private sewer easement shall be submitted to the Planning Department and Sewer Maintenance. If the proposed private sewer easement is not acceptable, then a guarantee for extension of sanitary sewer to serve Lot 1 will be necessary.
- B. The final plat tracing shall indicate a 25-foot building setback from 31st Street and a 15-foot building setback from Silver Street on Lot 1.
- C. The applicant shall be advised that the existing structure on Lot 1 which will encroach into the required building setback cannot be expanded further in the setback area.
- D. Proposed Lot 2 will have only 21 feet of east/west buildable area when the required front and rear yard setbacks of the "AA" zoning district are applied to this lot. To give the lot more buildable area, Planning staff recommends that a 20-foot front yard setback and a 15-foot rear yard setback be platted. If the private sewer easement is approved, the rear yard setback will have to be altered slightly at the north end to clear the easement.
- E. Recording of the plat within 30 days after recording by the Board 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.