

S/D No. 83-79 Name Pilgrim Congregational Church Addition
Date Application Rec'd. 9-16-83 Preliminary Approval _____
Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location North side of Harry between Waverly and Fabrique

Owner Pilgrim Congregational Church, c/o Bill Mohr
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

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|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>4.05</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>345.7</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>345.7</u> ft. |
| 3. Minimum Lot Frontage <u>130 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>16,250 sq. ft.</u> | streets <u>X</u> yes <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | Harry _____ Waverly & |
| 6. Proposed Zoning <u>AA and B (Z-2521)</u> | Fabrique _____ |
| 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: The applicant's associated zone case (Z-2521) requesting "AA" to "B" for proposed Lot 2 has been approved subject to platting.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. As can be noted on both the final and sketch plats, private utility easements are proposed as the means to provide the "exception" to this plat with sanitary sewer and municipal water. The applicant or his agent shall be prepared to comment on the status of these private easements. Specifically, the Utility Advisory Committee needs to discuss the acceptability of the private water line easement cutting through the public utility easement on this property. If found acceptable, copies of the private easement(s) shall be submitted to the Planning Department. Appropriate recording information shall be indicated on the final plat tracing.
- C. The applicant shall guarantee the extension of City water to serve proposed Lot 2. The Water Department representative should be prepared to discuss the possibility of providing service to the "exception" of this plat when extending public water to serve Lot 2.
- D. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall reference a tie to a platted lot corner or section corner.

- G. This plat implies that a full 50 feet of half-street right-of-way exists for Harry Street adjacent to this property. The applicant or his agent shall be prepared to address the issue of whether this right-of-way exists today or needs to be partially dedicated by way of this plat.
- H. Although only 25 feet of half-street right-of-way exists for Fabrique Drive adjacent to this property, this is adequate since the street abuts a drainage dedication to the east.
- I. The final plat tracing shall indicate the following building setbacks:
1. 25-foot setback from Waverly;
 2. 25-foot setback from Harry Street;
 3. 25-foot setback from Fabrique on both Lots 1 and 2.
- J. The applicant shall submit an avigational easement and restrictive noise covenant acknowledging the existence of aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- K. As no sidewalk system exists on the west side of Fabrique, it is recommended that the Subdivision Committee recommend that no sidewalks be required on Lot 2 ("B" zoning). The requirement of a sidewalk would create a stub extension into a neighborhood with no sidewalks.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.