

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-28 Name Kissire Addition

Date Application Rec'd. 3-20-81 Preliminary Approval
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location On the east side of West Street, in an area south of 13th Street North

Owner Edwin A. Kissire

Surveyor/Engineer Professional Engineering Consultants, P.A.

Address 1440 E. English, Wichita, Ks. 67211 Phone 263-1107

- 1. Gross Acreage of Plat 0.41
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 1
- 4. Minimum Lot Frontage 82 ft.
- 5. Minimum Lot Area 0.41 acres ± ~~sq~~ ft.
- 6. Existing Zoning AA
- 7. Proposed Zoning "LC" (Z-2295)
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 ft.
- 8. Sidewalk adjacent to all streets? X yes _____ no
- 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) _____
- 12. City of Wichita X: Three-Mile Area N/A (Yes-No)

STAFF COMMENTS:

- A. The applicant is hereby advised that no expansion of the existing building can occur within the platted building setback area.
- B. This lot has been approved for "LC" zoning subject to replatting. It is assumed that the owner intends to keep the existing structure and to provide the required parking behind the structure with one entrance drive and one exit drive. It appears that a power pole and water meter may need to be relocated if a drive is placed at the north property line. The Committee members shall be prepared to discuss the appropriateness of these two proposed driveway locations.
- C. If access is approved as shown on the plat, the applicant shall guarantee the closing of that portion of the existing driveway which is within the area of the complete access control. This closing shall be completed within 6 months after MAPC approval of the plat.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final form only.