

S/D NO. 80-18 Name Meyer and Williams Addition
Date Application Rec'd. 3-7-80 Preliminary Approval _____
Scheduled S/D Meeting 3-20-80

DESCRIPTION

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

Owner Meyer, Ebel and Williams, Inc.

Surveyor/Engineer Kenneth O. Taylor

Address 1542 S. St. Francis Phone 264-0341

- 1. Gross Acreage of Plat 0.66
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
- Total Number of Lots 1
- 3. Minimum Lot Frontage 124.79 ft.
- 4. Minimum Lot Area 22,458 square ft.
- 5. Existing Zoning "LC"
- 6. Proposed Zoning "LC"
- 7. Lineal Feet of New Streets:
 - a. 50 R/W 124.79 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 124.79 ft.
- 8. Sidewalk adjacent to all streets? X yes _____ no
- 9. Public Water Supply X (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers X (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The City Engineer's office shall be prepared to comment on the applicant's lot grading plan.
- B. Since the property is within 350 feet of the intersection of two arterial streets (West and 13th), half street right-of-way is required to be 75 feet within 250 feet of the intersection, tapering to 50 feet at a point 350 feet from the intersection. This additional right-of-way, which is a small triangular portion in the northeast corner of the plat, shall be shown on the final plat tracing. The building setback line may remain as shown.
- C. Recording of the plat within 30 days after approval by the Board of 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 21, 1980

Mr. Kenneth O. Taylor
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 80-18 - Final plat of Meyer and Williams Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 20, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Since the property is within 350 feet of the intersection of two arterial streets (West and 13th), half street right-of-way is required to be 75 feet within 250 feet of the intersection, tapering to 50 feet at a point 350 feet from the intersection. This additional right-of-way, which is a small triangular portion in the northeast corner of the plat, shall be shown on the final plat tracing and shall be labeled as a contingent dedication. The platting text shall state that the dedication will be effective whenever the City needs this right-of-way for street purposes. The building setback line may remain as shown.
- 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 Thursday, March 27, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

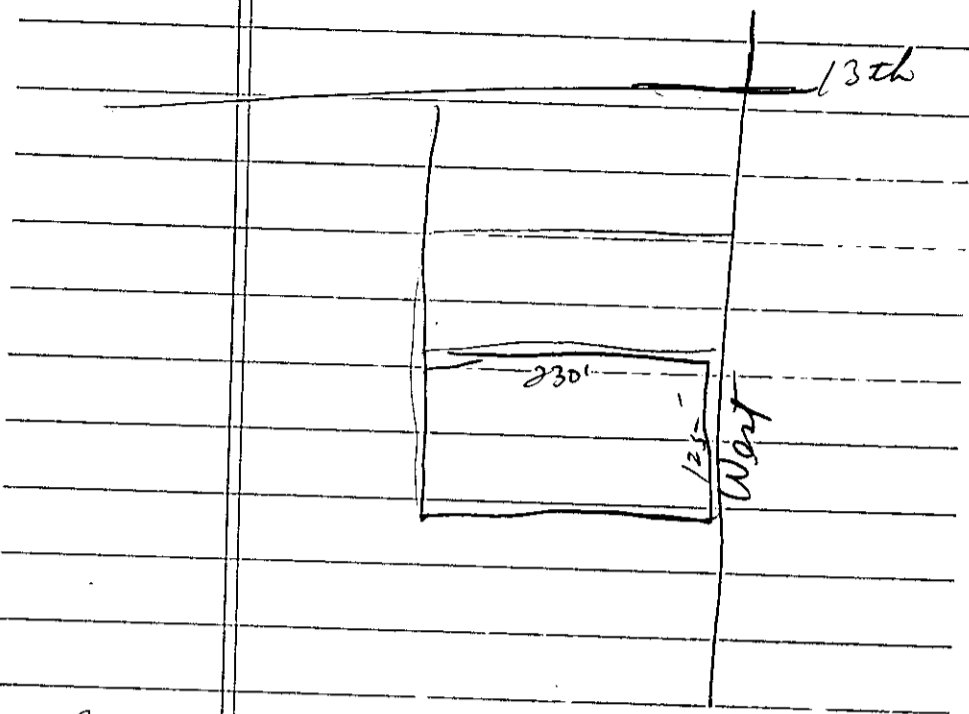

Louise Olivarez
Senior Planner

LO:bh

cc: Meyer, Ebel & Williams, Inc.
1337 N. West, 67203
Dean Sellers, Acting City
Engineer

Meyer & Williams Add'n

7-43



Area = .52 Ac

Drain to West St which drain to north
w/ a slope of .17%