

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-46 Name A. J. Soerries 2nd Addition
Date Application Rec'd. 5-26-83 Preliminary Approval _____
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location S.E. Corner of 31st St. South and Handley

Owner A. J. Soerries Real Estates, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 1.00
2. Number of Lots :
Residential 1
Commercial _____
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 168.75
4. Minimum Lot Area 35,151.10 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning R-5 (Z-2504)
7. Lineal Feet of New Street
a. 50' R/W 168.175ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 168.175 ft.
8. Sidewalk adjacent to all streets yes no
31st St. Handley
9. Is public water available Yes _____ No, Name City of Wichita
10. Is sanitary sewer available Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita 3-Mile Area _____ Outside of 3-Mile Area _____

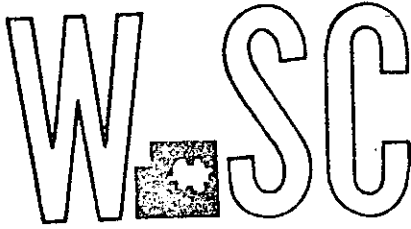
STAFF COMMENTS:

Note: This property has been approved for R-5 zoning subject to platting.

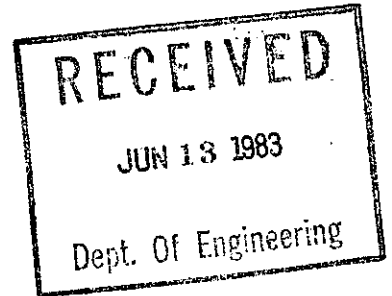
- A. The City Engineer's representative shall be prepared to comment on the proposed lot grading plan.
- B. It is recommended that the requirement for a sidewalk on Handley be waived as it would create a stub extension into a residential neighborhood without sidewalks.
- C. A 17-foot platted side yard setback from the east line and a 20-foot platted rear yard setback from the south line of the plat shall be shown on the final plat tracing. These are the setbacks required in the R-5 zoning district.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

WICHITA - SEDGWICK COUNTY



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



June 10, 1983

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

Re: S/D 83-46 - Final plat of A. J. Soerries 2nd Addition

Gentlemen:

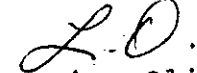
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The Subdivision Committee recommends a waiver of the sidewalk requirement on Handley because it would create a stub extension into a residential neighborhood without sidewalks.
- B. It is recommended that the rear and side yard setbacks, as required by the zoning ordinance (17 feet on the east and 20 feet on the south) be shown on the plat. If the applicant anticipates a problem with these setbacks, it is recommended that no rear or side yard setbacks be platted and a variance be sought through the Board of Zoning Appeals.
- C. 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, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

cc: A. J. Soerries Real Estate, Inc.
902 N. West St. 67203
X Mike Lindebak, City Engineer