

August 10, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-54 LANDWEHR'S ADDITION

OWNER/APPLICANT: Alice Barsamian, 2101 Terrace Drive, Newton, KS 67114-1246

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: South of Central Avenue on the west side of Tyler

SITE SIZE: 94.7' x 190' (17,993 sq. ft.)

NUMBER OF LOTS

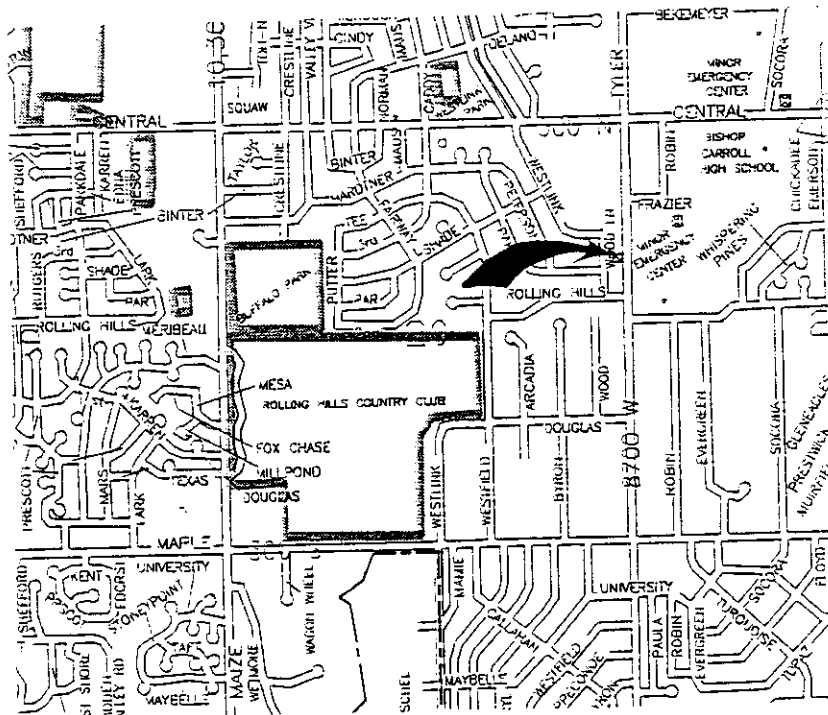
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 17,993 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-3171)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change (Z-3171) from "AA" to "LC" zoning has been approved for this site by the MAPC. City Council review has been scheduled for August 1, 1995. As a condition of the zone change, the applicant has volunteered a covenant restricting the uses to be allowed. This site is in a developed area of the City and needed facilities are apparently already in place.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The final plat tracing shall indicate the platting of a 35-foot building setback from Tyler Road through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. At the time of submitting the final plat tracing for City Council review, the applicant shall submit for recording, to the Planning Department, the voluntary restrictive covenant offered during approval of the associated zone change.
- D. Since this site is within the City of Wichita, Board of County Commission review is not required and the signature block for the Commission shall be deleted on the final plat tracing.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

TERRA TECH LAND SURVEYING, INC.
239 N. OHIO
WICHITA, KANSAS 67214
(316) 267-0744

FAX MESSAGE

Date: 8-23-95

To: Planning / Engineering

Att'n Vicki Huang

FAX No. 268-4114

Our File No.: "Landwehr's Addition"

Your No. _____

Number of Pages (including this cover sheet): 3

Regarding: Flood Zone Determination

FROM: Michael Goodrich

Return FAX No.: (316) 267-2736

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WICHITA,
KANSAS
SEDGWICK COUNTY

PANEL 20 OF 40
(SEE MAP INDEX FOR PANELS NOT PRINTED)

See revision

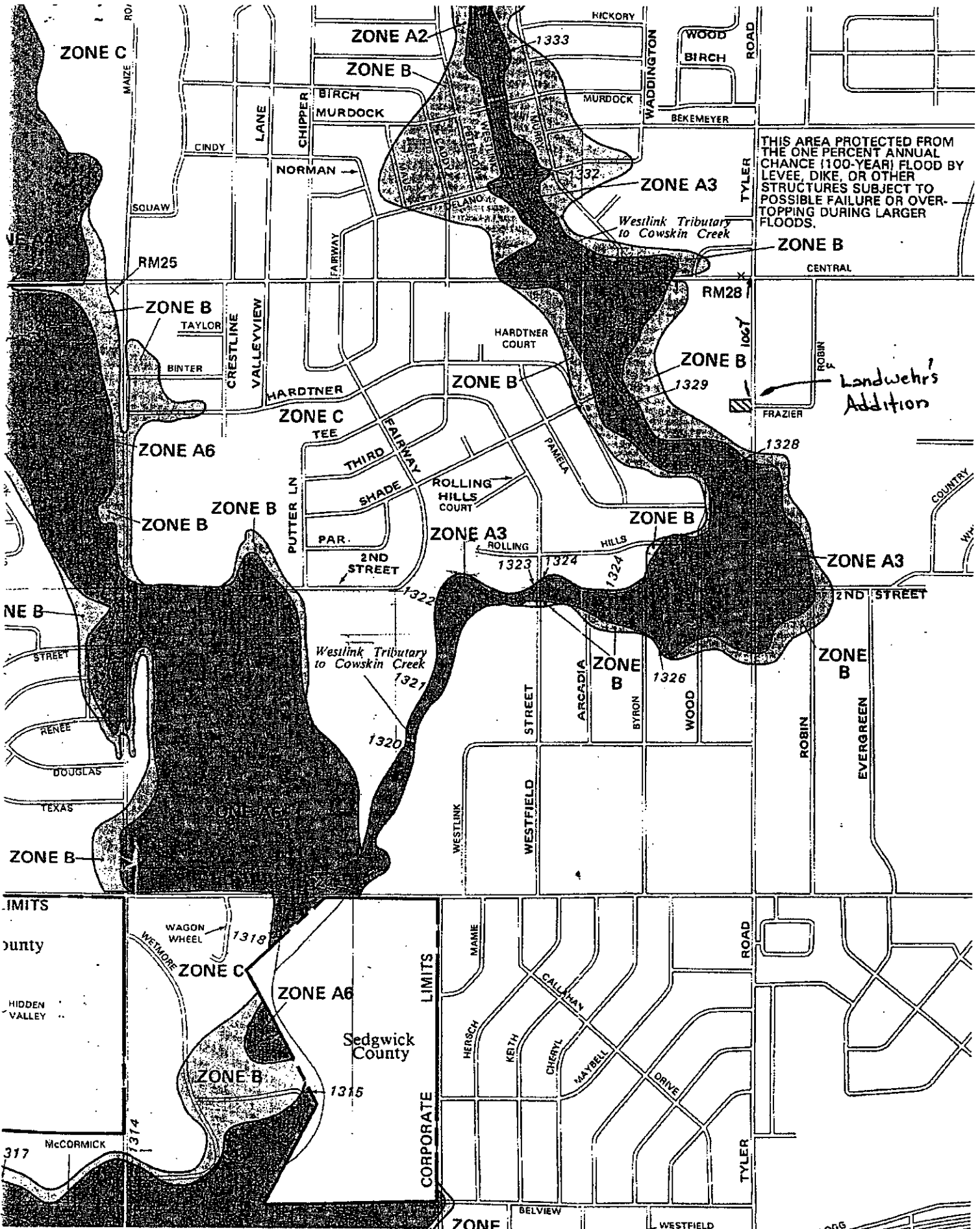
Scale 1" = 1000'

COMMUNITY-PANEL NUMBER
200328 0020 B

EFFECTIVE DATE:
MAY 15, 1986



Federal Emergency Management Agency



THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

Landwehr's Addition