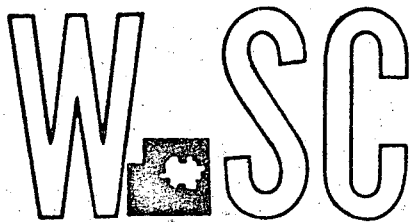
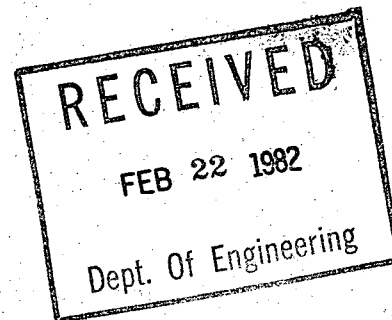


WICHITA - SEDGWICK COUNTY



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



February 18, 1982

Lowry Land Survey
911 Hazel
Wichita, Ks. 67217

Re: S/D 82-12 - Final plat of Cazal's 7th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 18, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate "access control except for 2 openings" across the south line of the proposed lot to 29th Street North. Appropriate language shall be added to the plat's text.
- B. The final plat tracing shall indicate the following building setbacks:
 1. 20-foot setback from Porter Avenue rather than the 30-foot setback shown on the final plat.
 2. 35-foot setback from 29th Street North.
- C. The City sidewalk ordinance requires that a sidewalk be guaranteed adjacent to property zoned for commercial purposes. However, there is no sidewalk system to the north of this property on Porter Avenue and a sidewalk requirement would produce a stub extension. The M.A.P.C. is empowered to waive the requirement in this instance. The Subdivision Committee recommends that the M.A.P.C. waive the requirement.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

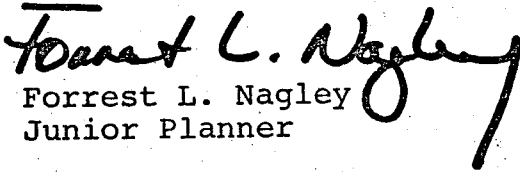
The enclosed "marked" copy of the final plat is for your information and files.

owry Land Survey

Page 2
2-14-82

This matter will be forwarded to the Planning Commission for its consideration on February 25, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Ronald and Rosalind Cazal, 1617 W. Harry, 67213
Mike Lindebak, City Engineering

S/D No. 82-12 Name Cazel's 7th Addition
Date Application Rec'd. 1-29-82 Preliminary Approval
Scheduled S/D Meeting 2-18-82

DESCRIPTION

General Location Northwest corner of 29th and Porter Streets

Owner Ronald and Rosalind Cazel
Surveyor/Engineer Lowry Land Survey
Address 911 Hazel, Wichita, Ks. Zip Code 67217 Phone 522-3674

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>1.3 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>One</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>One</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>206 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes X no</u> |
| 4. Minimum Lot Area <u>1.3 acres</u> | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>C (Z-2390)</u> | |
| 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 _____ 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2390) requesting "LC" to "C" has been approved subject to replatting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this replat.
- B. The final plat tracing shall indicate "access control except for 2 openings" across the south line of the proposed lot to 29th Street North. Appropriate language shall be added to the plat's text.
- C. The final plat tracing shall indicate the following building setbacks:
 - 1. 20-foot setback from Porter Avenue rather than the 30-foot setback shown on the final plat.
 - 2. 35-foot setback from 29th Street North.
- D. When this property was previously replatted, Woodrow Avenue was dedicated adjacent to the west line of this property. The 60 feet of right-of-way for the street was, at a later date, vacated. Normally, 30 feet of the vacated street would have reverted to this property. The applicant or his agent shall be prepared to comment on whether the half-street is now combined with this ownership. If so, it should be included in this replat.
- E. The City sidewalk ordinance requires that a sidewalk be guaranteed adjacent to property zoned for commercial purposes. However, there is no sidewalk system to the north of this property on Porter Avenue and a sidewalk requirement would produce a stub extension. The M.A.P.C. is empowered to waive the requirement in this instance. It is recommended that the Subdivision Committee recommend this waiver.
- F. 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.