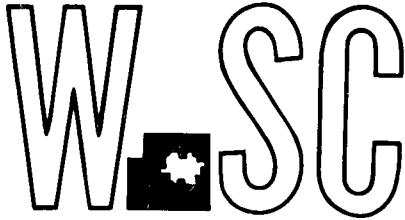
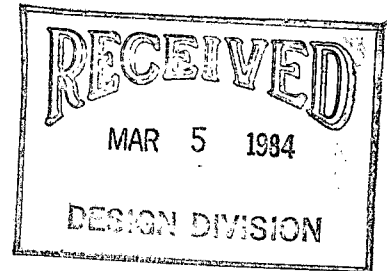


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 2, 1984

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

Re: S/D 84-18 - Final plat of Cat Land Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 1, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The sidewalk ordinance requires that a sidewalk be guaranteed along the south side of Morris adjacent to Lot 1. Since Morris is already paved, the guarantee shall be in the form of a certificate which acknowledges that a sidewalk is required to be constructed when the lot develops.
- B. The setback from Morris shall be increased to 20 feet, the usual setback requested from the side street on a corner commercial lot.
- 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 March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

cc: Tom Griffin, 307 S. Washington, 67211
X Mike Lindebak, City Engineer

S/D No. 84-18 NameCat Land Addition
Date Application Rec'd. 2-17-84 Preliminary Approval
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location S.E. Corner Washington and Morris
Owner Cat Land, Inc., c/o Tom Griffin
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat	<u>0.4 acre</u>	7. Lineal Feet of New Street	
2. Number of Lots :		a. _____ R/W _____ ft.	
Residential _____		b. _____ R/W _____ ft.	
Commercial <u>1</u>		c. _____ R/W _____ ft.	
Industrial _____		d. _____ R/W _____ ft.	
Other _____		e. _____ R/W _____ ft.	
Total Number of Lots	<u>1</u>	TOTAL _____ ft.	
3. Minimum Lot Frontage	<u>114 ft.</u>	8. Sidewalk adjacent to all	
4. Minimum Lot Area	<u>17,240 S.F.</u>	streets <u>x</u> yes _____ no	
5. Existing Zoning	<u>"B"</u>	Along Washington	
6. Proposed Zoning	<u>"C" (Z-2579)</u>		

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2579) requesting "B" to "C". This case will be reviewed by the Planning Commission on March 8, 1984.

- A. The representative from the City Engineer's office 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 the platting of this property or if the alley needs to be paved in order to accomodate the drainage from this lot.
- B. The representative from the City Engineer's office should be prepared to discuss the adequacy of the 10-foot dedication of additional right-of-way for Morris Street.
- C. The sidewalk ordinance requires that a sidewalk be guaranteed along the south side of Morris adjacent to Lot 1. Since Morris is already paved, the guarantee shall be in the form of a certificate which acknowledges that a sidewalk is required to be constructed when the lot develops.
- D. The setback from Morris shall be increased to 20 feet, the usual setback requested from the side street on a corner commercial lot.
- E. 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.