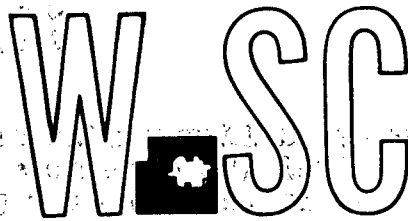


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET

WICHITA, KANSAS 67202

(913) 268-4561

June 12, 1981

RECEIVED

JUN 16 1981

Dept. Of Engineering

Lowell D. High  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 81-57 - Final plat of Tandy M. Arnold Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 11, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

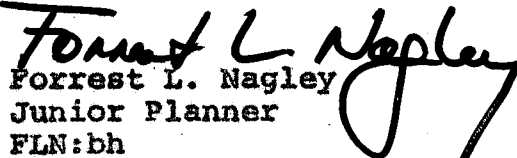
- A. Subject property is a proposed commercial plat which requires sanitary sewer and a public water supply. However, even though the property is in the urban growth area, sewer and water service are not immediately available to serve this site. Therefore, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water well. A memorandum shall be obtained specifying approval.
- B. Twenty feet of additional right-of-way for Broadway (for a total of 50-foot half-street right-of-way) shall be dedicated on this plat. The building setback line shall be measured from the 50-foot right-of-way line.
- C. The 35-foot building setback from the east line of Broadway should be platted through the existing garage structure on this property. The jogging of a setback around an existing structure is generally reserved for substantial structures for which exterior remodeling or expansion is intended.
- D. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- E. 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.

Lowell D. High  
6-12-81  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on June 18, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner  
FLN:bh

cc: Tandy M. Arnold, 2318 Palisade, 67213  
X Mike Lindebak, City Engineering  
Andy Harkness, County Department of Public Works

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-57 Name Tandy M. Arnold Addition  
Date Application Rec'd. May 29, 1981 Preliminary Approval  
Scheduled S/D Meeting June 11, 1981

DESCRIPTION

General Location On the east side of Broadway in an area south of 58th Street South

Owner Tandy M Arnold  
Surveyor/Engineer Lowell D. High  
Address 1542 S. St. Francis Code 67211 Phone 264-0341

- 1. Gross Acreage of Plat 1.32
- 2. Number of Lots :
  - Residential
  - Commercial 1
  - Industrial
  - Other 1
- 3. Total Number of Lots 100
- 4. Minimum Lot Frontage 57,293
- 5. Minimum Lot Area R-1
- 6. Existing Zoning C - (SCZ-0465)
- 6. Proposed Zoning
- 7. Lineal Feet of New Street
  - a. R/W ft.
  - b. R/W ft.
  - c. R/W ft.
  - d. R/W ft.
  - e. R/W ft.
  - TOTAL ft.
- 8. Sidewalk adjacent to all streets yes  no
- 9. Is public water available Yes  No, Name
- 10. Is sanitary sewer available Yes  No, Name
- 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 (SCZ-0465) requesting "R-1" to "C" has been approved subject to replatting.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's lot grading plan.
- B. Subject property is a proposed commercial plat which requires sanitary sewer and a public water supply. However, even though the property is in the urban growth area, sewer and water service are not immediately available to serve this site. Therefore, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water well. A memorandum shall be obtained specifying approval.
- C. Twenty feet of additional right-of-way for Broadway (for a total of 50-foot half-street right-of-way) shall be dedicated on this plat. The building setback line shall be measured from the 50-foot right-of-way line.
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