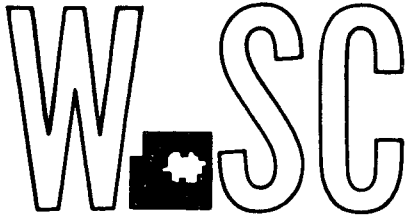


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

August 8, 1980^{(316) 268-4561}

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

re: S/D 80-61 - Final plat of Central Bank & Trust Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The 5 foot building setback from Vassar on Block A will accommodate the new addition to the bank which is proposed for the northeast corner of the site. However, it is recommended that this setback remain at the existing 20 feet in the southeast portion of this block where no building is currently proposed.
- B. The 20-foot utility easement in the center of Lot 1, Block A shall be deleted. A 20-foot utility easement shall be shown instead on the west and south sides of the 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 August 14, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

cc: Central Bk. & Tr. Co., 3433
E. Central, 67208
X Dean Sellers, Acting City Engineer

LO:bh

SUBDIVISION REPORT

S/D NO. 80-61 Name Central Bank and Trust Addition
 Date Application Rec'd. July 25, 1980 Preliminary Approval _____
 Scheduled S/D Meeting August 7, 1980

DESCRIPTION

General Location Both sides of Vassar, south of Central Avenue

Owner Central Bank & Trust, Atten - Robert Dool, President
 Surveyor/Engineer Moehring and Associates
 Address 433 S. Hydraulic, 67211 Phone 263-8291

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>1.94</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10'</u> R/W <u>139.44</u> ft. |
| Residential _____ | b. <u>5'</u> R/W <u>189.88</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>330+</u> ft. |
| 3. Minimum Lot Frontage <u>199.88</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>25,539</u> sq. ft. | |
| 5. Existing Zoning <u>AA, A, BB, LC</u> | |
| 6. Proposed Zoning <u>AA, BB, LC (Z-2127 and BZA 65-79)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This plat is associated with Z-2127 "AA" and "A" to "BB" for 100 feet at the southeast corner of Central and Vassar and BZA 65-79 requesting an exception to permit a parking lot in "AA" on the area 100 to 200 feet south of Central on the east side of Vassar. The area on the west side of Vassar is being replatted in order to vacate a platted building setback from Vassar.

- A. The 5 foot building setback from Vassar on Block A will accommodate the new addition to the bank which is proposed for the northeast corner of the site. However, it is recommended that this setback remain at the existing 20 feet in the southeast portion of this block where no building is currently proposed.
- B. Although "AA" zoning which exists on the south 100 feet of Block B would ordinarily require a 25 foot building setback, it is recommended that a 20-foot setback be approved based on the fact that this 20-foot setback plus the five feet being dedicated for street equals the 25 feet of setback that is required in the "AA" zoning district on the east side of Vassar south of this lot.
- C. Because of the existing raised medians in Central, the one opening on Central at Block B may be limited to an "entrance only" with no exit at this point. The plat's text shall be revised to state that "...Lot 1, Block B may have access to Central Avenue at one location over the east 48 feet, to be determined by the City Engineer."
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

