

S/D No. 81-135 Name Bascue Addition
Date Application Rec'd. December 28, 1981 Preliminary Approval _____
Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location On the south side of 17th St. North
between Westfield and Murray Avenues

Owner Betty J. Bascue
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

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|--|----------------------------|------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>0.67</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>2</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>0</u> ft. |
| 3. Minimum Lot Frontage | <u>71.25 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>13,386 sq. ft.</u> | streets | <u>yes</u> <u>no</u> |
| 5. Existing Zoning | <u>A</u> | | |
| 6. Proposed Zoning | <u>A</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 | <u>X</u> 3-Mile Area _____ | Outside of 3-Mile Area | _____ |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve proposed Lot 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The City Engineer's representative shall be prepared to comment on the current 17th Street paving project and whether or not a sidewalk is to be installed along the south side of 17th as part of this project. Also, since complete access control to 17th currently exists on this property, City Engineering shall comment on the benefit district and whether or not proposed Lot 2 is included.
- D. It is noted that the existing duplex on Lot 1 encroaches by about five feet the required 25-foot front yard setback from 16th St. Court. It is, therefore, recommended that a 20-foot front yard setback be platted from 16th St. Court. Furthermore, it is recommended that a 20-foot rear yard setback from 17th Street be platted in order to protect Lot 2 from possible accessory structures being located at the extreme north end of Lot 1.
- E. Closure computations shall be submitted with the final plat tracing.
- 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, 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.