WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 31, 1997

FILE COPY

Terra Tech Land Surveying, Inc.
% Michele Goodrich
239 N. Ohio
Wichita, KS 67214

Re: S/D 97-33 - NELSON'S HILLSIDE PARK (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 31, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 25, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG/lfb

cc: Joyland Hillside Park, Inc., 2801 S. Hillside, Wichita, KS 67216
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY

W-SC

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July 25, 1997

Terra Tech Land Surveying, Inc.
% Michele Goodrich
2801 S. Hillside
Wichita, KS 67216

Re: S/D 97-33 - NELSON'S HILLSIDE PARK (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 25, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Approval of this plat will be subject to approval of the related zone change (Z-3228) and any relevant requirements of the zone change. The final plat will not be accepted until the zone change (Z-3228) has been approved through the City Council. Z-3228 was approved by the City Council subject to a protective overlay (P-O 15).

B. This site has City water and sanitary sewer. City Engineering indicates no additional guarantees or easements are required for water or sanitary sewer.

C. On the final plat tracing, access control shall be limited to the north 30-feet of the site (existing shared private drive). Complete access control shall be indicated for the remainder of the site's frontage to Hillside. Both the face of the plat and platter's text shall note the dedication of the access controls. The applicant shall also guarantee the closure of the opening being located in the area of complete access control.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. If a setback is platted, based on the Subdivision Regulations, a 35-foot setback to Hillside needs to be shown. If no setback is platted, any such setback will be determined based on the zoning ordinance.

G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

H. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to **City Engineering** for review and approval. **City Engineering** has approved the drainage plan, with improvements at the time of development.

I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

K. The **representatives from the utility companies** indicate they do not need additional utility easements.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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 Thursday, July 31, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller

Dale Miller
Chief Planner, Current Plans Division

DM:lfb

Enclosure: Marked Copy of plat

cc: Joyland Hillside Park, Inc., 2801 S. Hillside, Wichita, KS 67216; 684-0179
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-3

July 31, 1997

STAFF REPORT
(Final Plat-Approved 7/24/97
Final Plat-Deferred 7/10/97, Preliminary Plat-Approved 5/8/97)

FILE COPY

CASE NUMBER: S/D 97-33 -- NELSON'S HILLSIDE PARK

OWNER/APPLICANT: Joyland Hillside Park, Inc.
2801 S. Hillside, Wichita, KS 67216

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., % Michele Goodrich
239 N. Ohio, Wichita, KS 67214

LOCATION: West of Hillside Avenue and north of 31ST Street South.

SITE SIZE: 1.06 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial: —

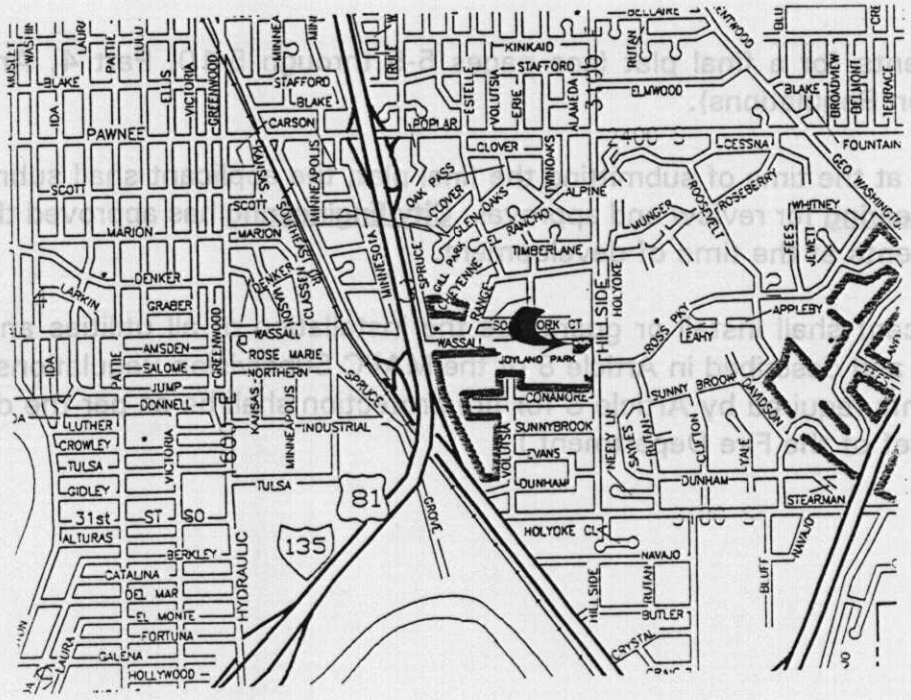
Total: 1

MINIMUM LOT AREA: 1.05 Acres

CURRENT ZONING: "LC" and "SF-6"

PROPOSED ZONING: "GC"

VICINITY MAP



NOTE: Most of this site is presently zoned "LC" Limited Commercial, with approximately the western 45-feet being zoned "SF-6" Single Family. A zone change has been submitted (Z-3228) which is requesting GC zoning for the entirety of the site. This zone change, however, is scheduled to be heard by the MAPC, May 15th or the week after this plat's initial (preliminary plat) review by the Subdivision Committee on May 8th.

STAFF COMMENTS:

A. Approval of this plat will be subject to approval of the related zone change (Z-3228) and any relevant requirements of the zone change. The final plat will not be accepted until the zone change (Z-3228) has been approved through the City Council. Z-3228 was approved by the City Council subject to a protective overlay (P-O 15).

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