



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  
Austin Miller, P.A.  
Engineering Services  
254 S. Laura, Suite 210  
Wichita, KS 67211

March 31, 1997

Re: S/D 97-21 - PRECISION METALCRAFT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 27, 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 March 21, 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,

Don Losew  
Senior Planner

DL:ifb

cc: Robert M. Boorigie, 2853 S. Hillside, Wichita, KS 67216; 682-4551  
LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144  
Mike Lindebak, City Engineer, Public Works Department (1-71)

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FILE COPY

March 21, 1997

Austin Miller, P.A.  
Engineering Services  
254 S. Laura, Suite 210  
Wichita, KS 67211

Re: S/D 97-21 - PRECISION METALCRAFT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this plat is now dedicating right-of-way for Hillside (previously provided as an easement), the face of the final plat tracing shall clearly indicate such a dedication.

In regard to the area of contingent dedication, the face of the plat shall more clearly show the area involved in this contingent dedication.

If needed, a separate enlarged drawing of this area should be shown on the face of the final plat tracing.

- B. On the final plat tracing, both the face of the plat and the platter's text shall note/dedicate access control to Hillside except for one (1) opening. A guarantee shall be provided for any opening exceeding one (1).
- C. The applicant is advised that in regard to the portion of the building within the contingent dedication and those additional portions within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such areas will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- D. Based upon the legal description for this site, for the area of exception west of the lot being platted, the dimension along the north line of this exception area should be 200 feet instead of 223 feet. The applicant's agent needs to verify this and make any appropriate changes to the face of the final plat tracing or this plat's legal description.

- E. Based on the platting binder, the second half of 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- F. Also, indicated in the platting binder are various easements to the Gas Service Company. While it appears that such easements involving this site are located in areas of street right-of-way, the applicant's agent needs to verify this. If any of these easements are encumbering this plat, such easements shall be shown and the plat will be subject to the standard pipeline conditions.
- G. 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.)
- H. 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.
- I. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. The applicant is advised that if development of the rear portion of this site is ever intended, that various drainage improvements will be required and that sheet drainage will not be allowed.

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.

S/D 97-21 - Final Plat of PRECISION METALCRAFT ADDITION  
March 21, 1997 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Don Losew  
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Robert M. Boorigie, 2853 S. Hillside, Wichita, KS 67216; 682-4551  
LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144  
Mike Lindebak, City Engineer, Public Works Department (1-71)

March 27, 1997

**STAFF REPORT**  
(Final Plat, Approved 3/20/97)

**CASE NUMBER:** S/D 97-21 - PRECISION METALCRAFT ADDITION

**OWNER/APPLICANT:** Robert M. Boorigie, 2853 S. Hillside  
Wichita, KS 67216; Phone: 682-4551

**AGENT:** Austin Miller, P.A., 254 S. Laura, Ste 210,  
Wichita, KS 67211; Phone: 262-1281

**SURVEYOR/ENGINEER:** LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144

**LOCATION:** North of 31ST Street South, on the West side of Hillside.

**SITE SIZE:** 2.23 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

**MINIMUM LOT AREA:** 97,334 square feet

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

**PROPOSED ZONING:** "LI" (Z-3221 and Protective Overlay)

**VICINITY MAP:**



STAFF COMMENTS:

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- E. Based on the platting binder, the second half of 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

- F. *None shown by surveyor!*  
Also, indicated in the platting binder are various easements to the Gas Service Company. While it appears that such easements involving this site are located in areas of street right-of-way, the applicant's agent needs to verify this. If any of these easements are encumbering this plat, such easements shall be shown and the plat will be subject to the standard pipeline conditions.

- G. 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.)

- H. 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.

- I. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit

S/D 97-21 - Final Plat of PRECISION METALCRAFT ADDITION

March 27, 1997 - Page 3

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L. The applicant is advised that if development of the rear portion of this site is ever intended, that various drainage improvements will be required and that sheet drainage will not be allowed.