



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 26, 1994

P.E.C.

c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 94-61 EAST MISSION 2ND ADDITION - (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on August 25, 1994, 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 August 19, 1994.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Evangelical Lutheran Church of the Reformation, Inc., c/o Mike Buxton, 314 N. Rutan
Wichita, KS 67208
Loren D. Deines, C.I.D., 7th Floor - City Hall, 455 North Main, Wichita, KS 67202
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The driveways to Orme located in an area of complete access control shall be closed during redevelopment of the site.
- B. The applicant shall submit a sidewalk certificate for the installation of a sidewalk along Mission adjacent to both Lots 1 & 2.
- C. Any drainage improvements required by the platting of this property shall be constructed during redevelopment of the site.
- D. As indicated by the Subdivision Regulations, Commercial and Business uses may plat, as a minimum, a 20-foot building setback to an adjacent street if that street can be considered a "side" rather than front type street. On the final plat tracing, a 20-foot building setback shall be indicated to Mission for both Lots 1 & 2.
- E. The final plat shall indicate the platting of the 35-foot building setback from Orme through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback.
- F. Since this site is in the City, the final plat tracing shall amend the platting text to dedicate the access control to the City of Wichita rather than the appropriate governing body.
- G. As requested by the applicant, the east 60 feet of Lot 2 may be deleted from the final plat tracing and will be platted at a later date.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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. Existing east-west overhead utilities may remain until such time as they are relocated underground east and west of this site.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

August 25, 1994

STAFF REPORT
(Final Plat Approved 8/18/94)

CASE NUMBER: S/D 94-61 EAST MISSION 2ND ADDITION

OWNER/APPLICANT: Evangelical Lutheran Church of the Reformation, Inc., c/o Mike Buxton,
314 N. Rutan, Wichita, KS 67208

AGENT: Loren D. Deines, C.I.D., 7th Floor, City Hall, 455 North Main, Wichita, KS
67202

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of U.S. 54 and east of Woodlawn

SITE SIZE: 1.44 ± Acres

NUMBER OF LOTS

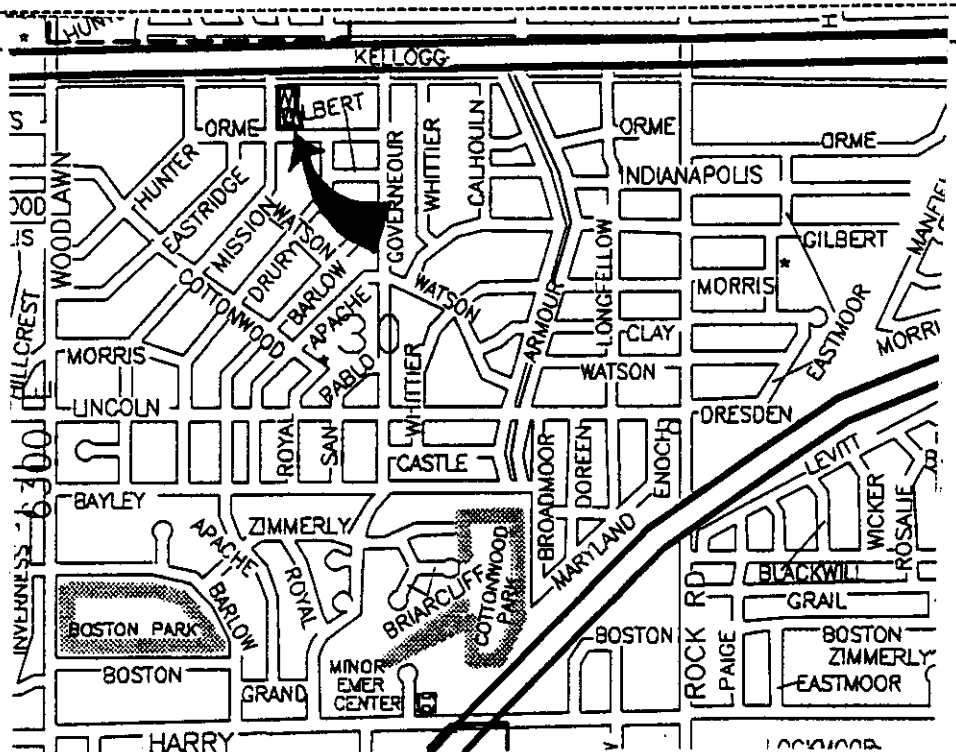
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 22,200 sq. ft. ±

CURRENT ZONING: "A"

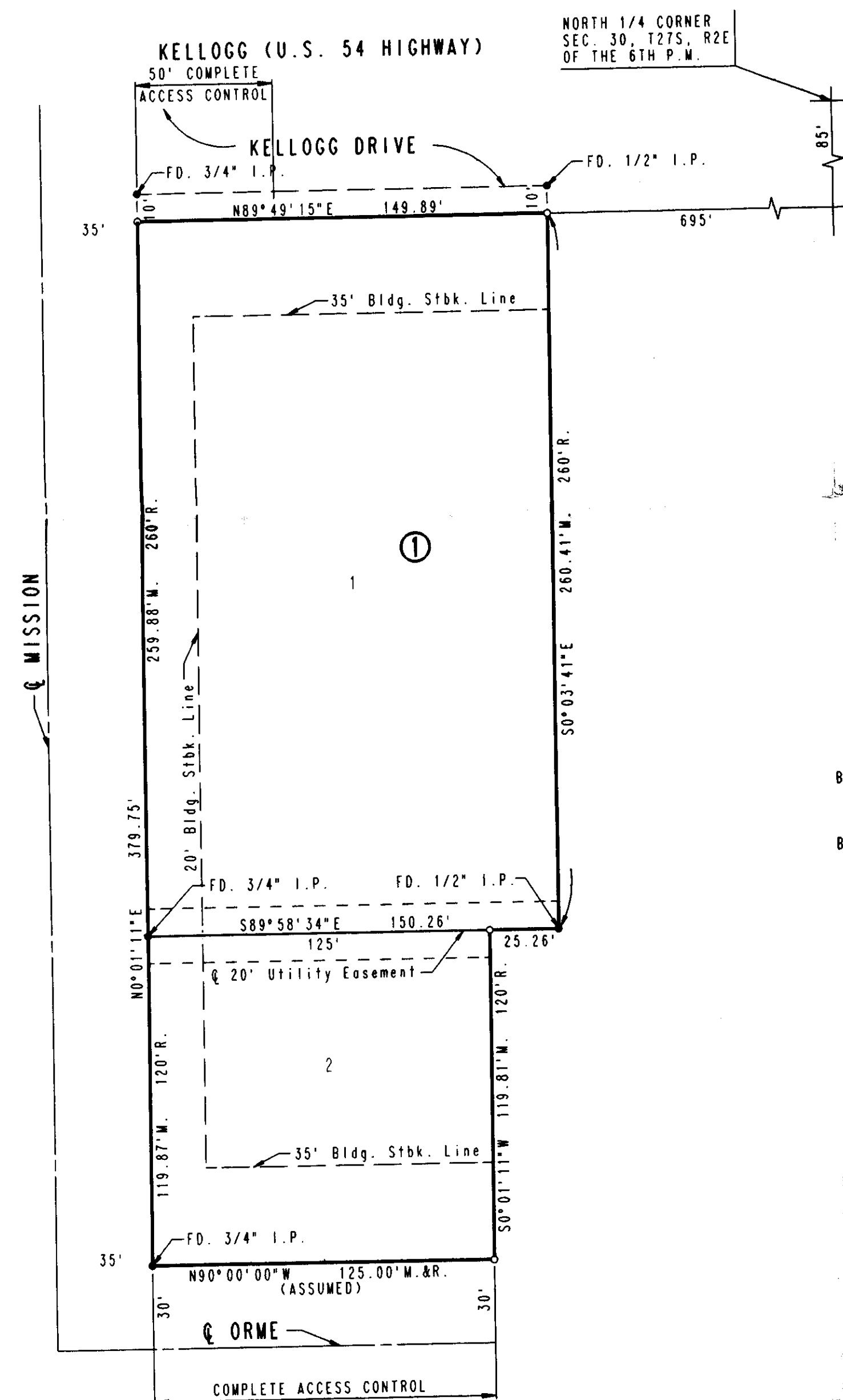
PROPOSED ZONING: "LC" and "BB" (Z-3129)

VICINITY MAP:



FILE COPY

EAST MISSION 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=40'

○ = IRON SET

● = IRON FOUND

M = MEASURED DISTANCE
R = RECORD DISTANCE

B.M. - CHISELED "O" TOP OF CURB WEST SIDE MISSION STREET
180' ± NORTH OF CENTERLINE ORME.
ELEV. +167.265 CITY DATUM

B.M. - CHISELED "O" TOP OF CURB NORTH SIDE ORME 160' ±
EAST OF CENTERLINE MISSION.
ELEV. +165.36 CITY DATUM

STATE OF KANSAS }
COUNTY OF SEDGWICK }

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 22nd DAY OF August, 1994, I HAVE CAUSED TO BE SURVEYED AND PLATTED EAST MISSION 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET, THE SAME BEING A REPLAT OF AND DESCRIBED AS:

LOTS 1, 2, AND 3, EAST MISSION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND LOT 1 AND THE WEST 41 FEET OF LOT 2, BLOCK 10, EASTRIDGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF LOTS 1, 2, AND 3, EAST MISSION ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND LOT 1 AND THE WEST 41 FEET OF LOT 2, BLOCK 10, EASTRIDGE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND A STREET, THE SAME TO BE KNOWN AS EAST MISSION 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ADJUTERS RIGHT OF ACCESS TO AND FROM KELLOGG DRIVE OVER AND ACROSS THE WEST 50 FEET OF THE NORTH LINE OF LOT 1, BLOCK 1, AND TO AND FROM ORME STREET OVER AND ACROSS THE SOUTH LINE OF LOT 2, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

OWNER: KCB, INC.

BY Thomas W. Boyd, PRESIDENT
THOMAS W. BOYD

STATE OF KANSAS }
COUNTY OF KANSAS }

BE IT REMEMBERED THAT ON THIS 22nd DAY OF August, 1994, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THOMAS W. BOYD, PRESIDENT OF KCB, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

GARY L. WILEY
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 15, 1997

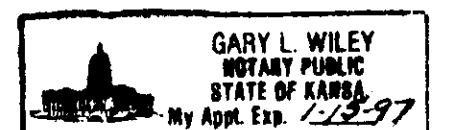
WE, BANK IV, N.A., HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF EAST MISSION 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Timothy J. McGuigan
TIMOTHY J. MCGUIGAN, VICE-PRESIDENT

STATE OF KANSAS }
COUNTY OF KANSAS }

BE IT REMEMBERED THAT ON THIS 22nd DAY OF August, 1994, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME TIMOTHY C. MCGUIGAN, VICE-PRESIDENT OF BANK IV KANSAS, N.A., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

GARY L. WILEY
GARY L. WILEY, NOTARY PUBLIC
MY COMMISSION EXPIRES Jan 15, 1997



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 25th DAY OF August, 1994.

JAMES D. WINER, CHAIRMAN
MARVIN S. KRUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 1st DAY OF September, 1994.

ELWA BROADFOOT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTER ON TRANSFER RECORD THIS ____ DAY OF ____, 1994.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____, M., ON THIS ____ DAY OF ____, 1994.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY