





METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET

April 21, 1994

Baughman Company, P.A.  
c/o Phil Meyer  
315 Ellis  
Wichita, KS 67211

WICHITA, KS 67202-1606  
(316) 268-4421

Re: S/D 94-15 - J & G ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 21, 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 April 15, 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: J & G Enterprises, L. L. C., 16066 Citation Road, Wichita, KS 67230  
Timothy E. McKee, Esq., Triplett, Woolf, & Garretson, 151 N. Main - Suite 800, Wichita, KS  
67202-1409  
Mike Lindebak, City Engineer

**STAFF COMMENTS:**

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be done as part of the site's development.
- B. In regard to the 35-foot building setback to Kellogg, the final plat shall indicate the platting of the 35-foot building setback from Kellogg through the existing building which encroaches 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 building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Bleckley in the area now lacking sidewalk.
- D. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter or other acceptable document indicating that the removal of a trash bin from the drainage easement will be done upon completion of the site's development or sooner if requested by the City.
- E. Prior to this plat being released for recording the applicant shall provide proof that as appropriate, property taxes as indicated in the platting binder, have been paid.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. On the final plat tracing, the minimum building pad elevation should also be noted on the face of the plat, below the north arrow. Further, it shall be noted both on the face of the plat and in the plattor's text if this elevation is for the lowest level or floor and both on-site and off-site benchmarks are to be indicated.

METROPOLITAN AREA PLANNING COMMISSION

April 21, 1994

STAFF REPORT

(Final Plat Approved 4/14/94, Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 94-15 J & G ADDITION

OWNER/APPLICANT: J & G Enterprises, L.L.C., 16066 Citation Road, Wichita, KS 67230 and Timothy E. McKee, Esq., Triplett, Woolf & Garretson, 151 N. Main - Suite 800, Wichita, KS 67202-1409

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Kellogg; west of Edgemoor (between Bleckley and Pinecrest)

SITE SIZE: 0.91 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 0.91 Acres

CURRENT ZONING: "A" and "BB"

PROPOSED ZONING: "LC" (Z-3116)

VICINITY MAP:

PHOTOCOPY

