STAFF COMMENTS:

A. As required for "LC" light commercial zoning, the final plat tracing shall indicate a 35-foot building setback from Grove.

B. The final plat shall indicate the platting of the 35 foot building setback from Grove 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. As was offered by the applicant during review of the zone change, a covenant shall be provided concerning the uses to be allowed on this site. This covenant, signed by the property owner, needs to be submitted, for recording, with the final plat tracing. If the applicant chooses to use a covenant different than the one provided during the zoning review, the City's Law Department will need to review and approve any such covenant.

D. As indicated in the platting binder 1991 taxes on this site have not been paid. The applicant shall provide proof that these taxes have been paid prior to the release of the plat tracing for recording.

E. Also indicated in the platting binder is a mortgage being held by a savings and loan. The final plat tracing shall indicate the signatures for this mortgage holder or a release of the mortgage shall be provided.

F. The applicant is advised that at the time of site development the applicant will need to prove to the Office of Central Inspection that sufficient parking can be provided for the intended land use.

G. On the final plat tracing the plat name may be changed to the Briscoe Addition.

H. 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.

I. 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.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

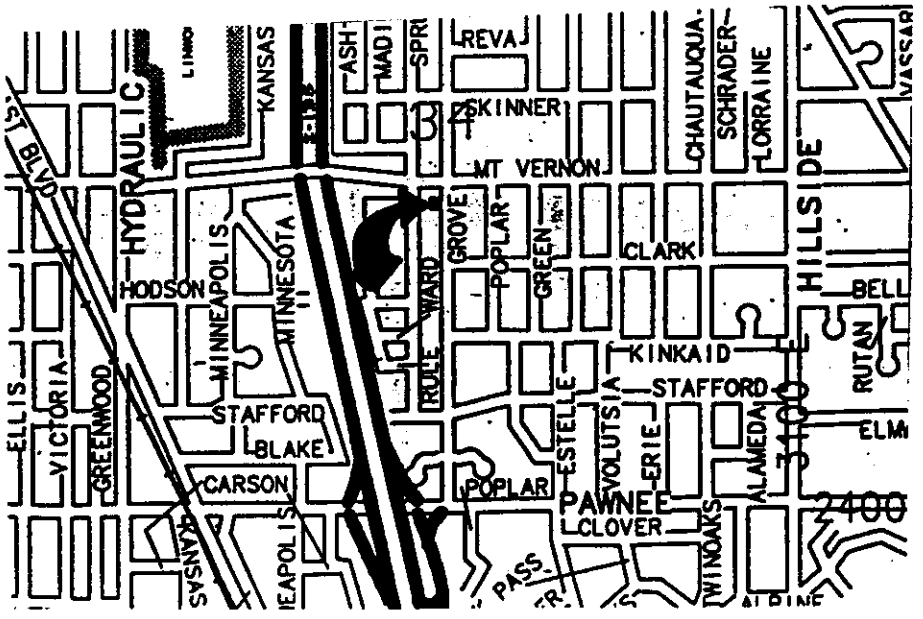
AGENDA ITEM NO. 2-2

February 13, 1992

STAFF REPORT
(Final Plat Approved 2/6/92)

CASE NUMBER:	S/D 92-3 - BRISCOE (COG CREDIT UNION) ADDITION
OWNER/APPLICANT:	COG Credit Union, c/o Leane Cloud, 2362 S. Spruce, Wichita, KS 67211
SURVEYOR/ENGINEER:	Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION:	West side of Grove St. in an area just south of Mt. Vernon
SITE SIZE:	.2 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	6,500 sq. ft.
CURRENT ZONING:	"A" Two Family Dwelling
PROPOSED ZONING:	"LC" Light Commercial (Z-3048)

VICINITY MAP:



E. Also indicated in the platting binder is a mortgage being held by a savings and loan. The final plat tracing shall indicate the signatures for this mortgage holder or a release of the mortgage shall be provided.

F. The applicant is advised that at the time of site development the applicant will need to prove to the Office of Central Inspection that sufficient parking can be provided for the intended land use.

G. On the final plat tracing the plat name may be changed to the Briscoe Addition.

H. 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.

I. 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.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council.

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, February 13, 1992 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:sm

cc: COG Credit Union, c/o Leane Cloud, 2362 S. Spruce, Wichita, KS 67211
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY
W.SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 7, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-3 (Final Plat) Briscoe (COG Credit Union) Addition

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 6 1992, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As required for "LC" light commercial zoning, the final plat tracing shall indicate a 35-foot building setback from Grove.

B. The final plat shall indicate the platting of the 35 foot building setback from Grove 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.

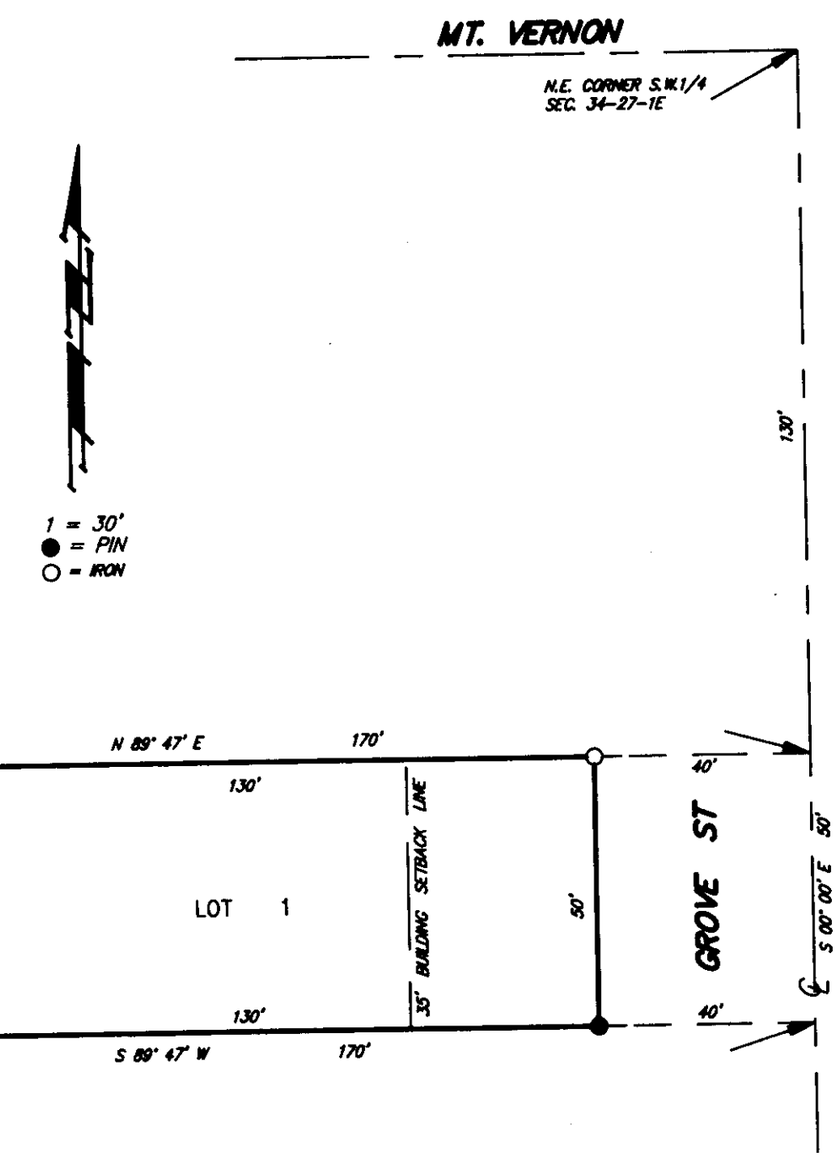
C. As was offered by the applicant during review of the zone change, a covenant shall be provided concerning the uses to be allowed on this site. This covenant, signed by the property owner, needs to be submitted, for recording, with the final plat tracing. If the applicant chooses to use a covenant different than the one provided during the zoning review, the City's Law Department will need to review and approve any such covenant.

D. As indicated in the platting binder 1991 taxes on this site have not been paid. The applicant shall provide proof that these taxes have been paid prior to the release of the plat tracing for recording.

FILE COPY

BRISCOE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Survyeors in aforesaid county and state do hereby certify that we have surveyed and platted "BRISCOE ADDITION", Wichita, Sedgwick County,, Kansas, and that the accompanying plat is a true and correct exhibit of the property described as beginning 130 feet South of the N.E. Corner of the S.W. 1/4 of Sec. 34, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence South 50 feet; thence West 170 feet; thence North 50 feet; thence East 170 feet to the point of beginning.

Any existing street right of way is hereby vacated by virtue of K.S.A 1970 Supp. 12-512(b).

Baughman Company, P.A.

_____
Date

_____ Surveyor
Gregory F. Severns

Know all men by these presnts that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot and street to be known as "BRISCOE ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public.

Owner The Virginia Lee Briscoe Revocable Trust

_____ Trustee
Virginia Lee Briscoe

Contract Purchaser COG Credit Union

_____ Chairman of the Board
Paul R. Ferril

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me this ____ day of _____ 199_, by Virginia Lee Briscoe, Trustee of The Virginia Lee Briscoe Revocable Trust.

_____ Notary Public

My App't Exp._____

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me this ____ day of _____ 199_, by Paul R. Ferril, Chairman of the Board of COG Credit Union.

_____ Notary Public

My App't Exp._____

Entered on transfer record this ____ day of _____ 1991.

_____ County Clerk
Don Wright

This plat of "BRISCOE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____ 199_
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Christopher J. Goebel

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____ 199_

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 1991, at ____ o'clock__.M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa