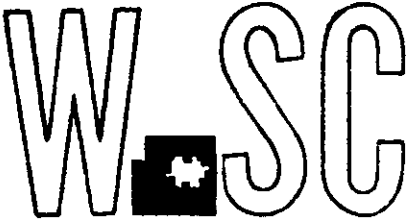


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
456 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

September 30, 1991

Greg Severns  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 91-44 (Final Plat) North Amidon Medical Center  
Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 1991, 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 September 23, 1991.

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

cc: Leota Zickerfoose Frazier, 3400 N. Charles, Wichita, KS 67204  
David M. Wall & Maureen P. Roos c/o John F. Reals, 250 N.  
Water, Suite 215, Wichita, KS 67201  
Mike Lindebak, City Engineer

FILE COPY

S/D 91-44 - NORTH AMIDON MEDICAL CENTER ADDITION

Page 3

- L. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- M. Recording of the plat within 30 days after approval by the City Council.

September 26, 1991

STAFF REPORT

CASE NUMBER: S/D 91-44 - NORTH AMIDON MEDICAL CENTER ADDITION

OWNER/APPLICANT: Leota Zickefoose Frazier  
3400 N. Charles, 67204

SURVEYOR/ENGINEER: Baughman Co., 315 Ellis, 67211

LOCATION: Between Amidon and Womer, north of 33rd St. North.

SITE SIZE: 1.2 acres

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

MINIMUM LOT AREA: 51,494.05 sq. ft.

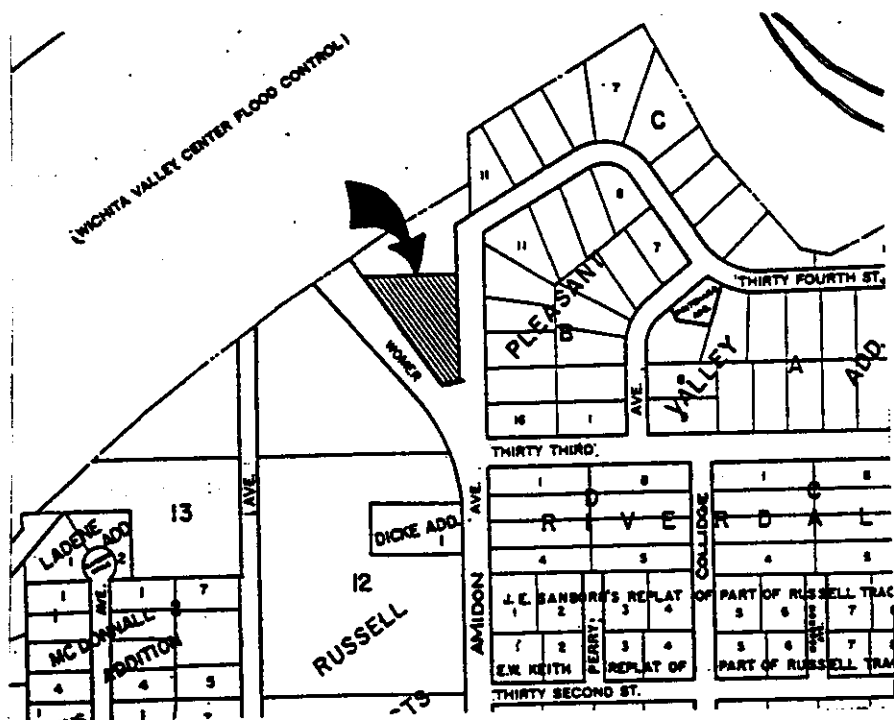
CURRENT ZONING: "AA" One-Family Dwelling District

PROPOSED ZONING: "BB" Office District (Z-3031)

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VICINITY MAP:

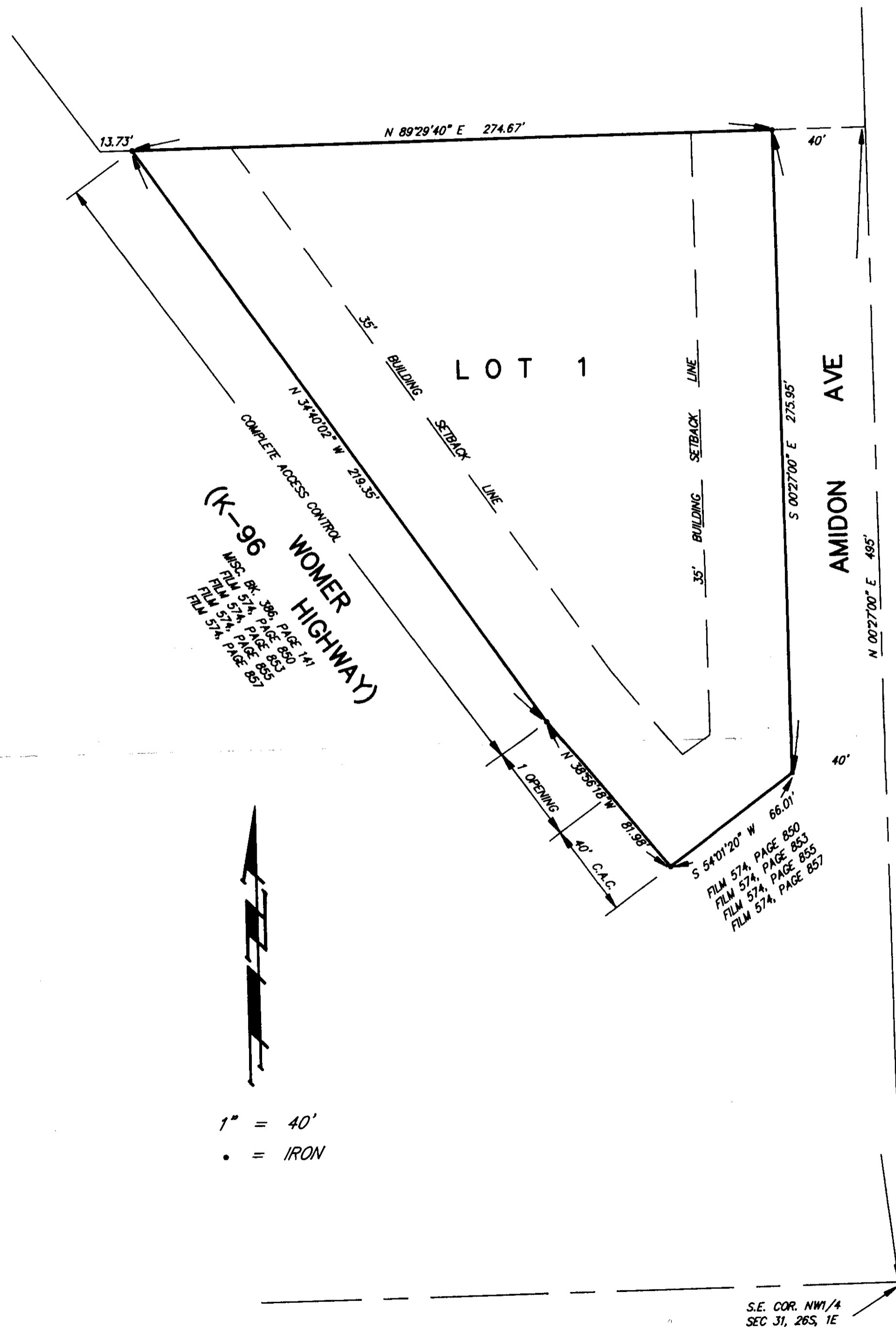


RECOMMENDATION: Approve the request, subject to the following conditions:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- B. The applicant shall attempt to obtain a valid paving petition for Amidon Avenue from 33rd Street to 34th Street. If a valid petition cannot be obtained, the applicant shall guarantee the paving of Amidon Avenue from 33rd Street to the point where this plat proposes an access point, or complete access control shall be dedicated across both the plat's east and south lines.
- C. The applicant shall provide for the installation of sidewalks along the east and south lines of this plat. If a guarantee to pave Amidon is submitted, the sidewalk may be included in this guarantee. Otherwise, a sidewalk certificate shall be submitted.
- D. Any drainage improvements required by the platting of this property may be done at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to the final plat tracing being submitted to the City Council for approval, the applicant shall meet with City and Traffic Engineering to determine the amount of payment due for improvements associated with Womer (K-96) adjacent to the west line of this plat. Satisfactory arrangements shall be made for any required payments.
- G. The applicant shall submit to Engineering, as requested, a revised drainage plan. This plan will need to be approved by Engineering prior to the plat being scheduled for City Council review.
- H. As requested by KG&E, a 10-foot utility easement shall be indicated along the north line of the plat.
- 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.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name of the notary public who acknowledges the signatures on this plat to be printed beneath the notary's signature.
- K. To receive mail delivery without delay and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.

# NORTH AMIDON MEDICAL CENTER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed  
and platted "NORTH AMIDON MEDICAL CENTER ADDITION", Wichita, Sedg-  
wick County, Kansas and that the accompanying plat is a true and  
correct exhibit of the property surveyed, described as the north 363  
feet of the south 495 feet of the east 630 feet of the SE1/4 of  
Sec. 31, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas,  
except that portion lying south and west of the easterly right-of-way  
line of K-96 Highway (misc Bk. 386, Page 141) and except the east  
40 feet for road right-of-way and except those portions deeded for  
K-96 Highway right-of-way on Film 574, Page 850, Film 574, Page  
853, Film 574, Page 855, and Film 574, Page 857.

Existing Access Control as recorded on Film 566 at Pages  
393 and 394, being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date \_\_\_\_\_ Surveyor  
Mark A. Savoy

Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors  
certificate to be platted into a Lot to be known as "NORTH AMIDON  
MEDICAL CENTER ADDITION", Wichita, Sedgwick County, Kansas. All  
abutters rights of access to or from Womer (K-96 Highway), over  
and across all except the northwesterly 41.98 feet of the southeast-  
erly 81.98 feet of the southwesterly line of Lot 1 are hereby granted  
to the City of Wichita, Kansas.

Leota Zickefoose Frazier

State of Kansas) SS The foregoing instrument acknowledged be-  
Sedgwick County) fore me, this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by Leota  
Zickefoose Frazier.

Notary Public

My App't. Exp. \_\_\_\_\_

This plat of "NORTH AMIDON MEDICAL CENTER  
ADDITION", Wichita, Sedgwick County, Kansas has been submitted to  
and approved by the Wichita-Sedgwick County Metropolitan Area Plan-  
ning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1991.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman  
George D. Sherman

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 \_\_\_\_\_ 1991.

Mayor  
Bob Knight

Deputy City Clerk  
Pat Burnett

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_ 1991.

County Clerk  
Don Wright

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ 1991, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly re-  
corded.

Register of Deeds  
Pat Kettler

Deputy  
Ed Resa