

- G. 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.
- H. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, March 16, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: McPherson College, c/o John T. Arnold & Assoc.
Attn: Marlin Penner
150 N. Main
Wichita, KS 67202
Westway Car Wash, Inc.
Attn: Hugh Moxley
902 E. Indianapolis
Wichita, KS 67211
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 13, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-12 - MCPHERSON ADDITION, the conditions stated in our letter dated 3/10/89 are in error. Please disregard our letter dated 3/10/89.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2945).

The applicant is advised that he should close the residentialwidth drive approaches to West Street if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.

The final plat shall indicate the platting of the 35-foot building setback from West Street 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.

The City Council signature block shall indicated "John Moir" as "City Clerk."

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

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.

FILE COPY

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

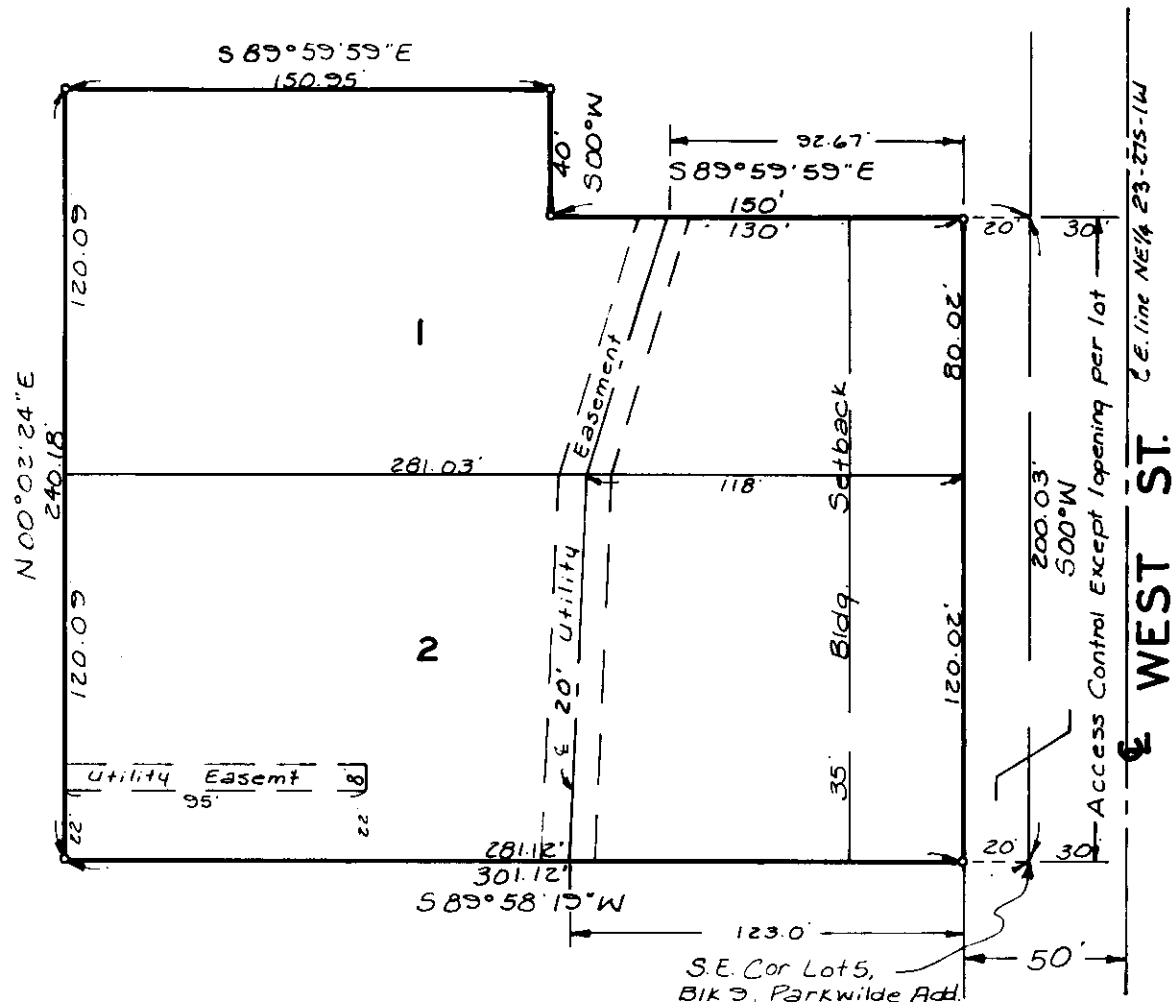
Mc PHERSON ADDITION

Z-2945
= request for LC - not
yet heard by MAAE, etc

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/9/84 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/10/84

WICHITA KANSAS

State of Kansas }
Sedgwick County } s.s. We, Baughman Company, P.A., Sur-
veyors in aforesaid county and state do hereby certify
that we have surveyed and platted "McPHERSON ADDITION,"
Wichita, Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed, described as
and being Lot 3, except the north 40 feet of the east (510)
feet thereof, all of Lot 5, Block 9, Parkwilde Addition to
Wichita, Kansas.



1"=60'
o = iron

Baughman Company, P.A.

Date

Mark A. Savoy

Surveyor

Know all men by these presents that
we, the undersigned, have caused the land described in the
surveyors certificate to be platted into Lots and a street
to be known as "McPHERSON ADDITION," Wichita, Kansas.
The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities. The
street is hereby dedicated to and for the use of the public.
All abutters rights of access to or from West St. over and
across the east line of Lots 1 and 2 are hereby granted
to the City of Wichita provided however that Lots 1 and 2
shall have access to West St. at 1 point each as shall be de-
termined by the City Engineer of the City of Wichita, Kansas.

This plat of "McPHERSON ADDITION,"
Wichita, Kansas, has been submitted to and approved by the
Wichita - Sedgwick County Metropolitan Area Planning Commission
Dated this _____ day of _____ 198__
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Krout Secretary

McPherson College

James M. Dodson Vice - President

Westway Car Wash, Inc.

Hugh Moxley President

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this _____ day of _____ 198__, by
James M. Dodson, Vice-President of Financial Services, Mc-
Pherson College, on behalf of the college.

My App't Exp. _____ Notary Public

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this _____ day of _____ 198__, by
Hugh Moxley, President, Westway Car Wash Inc., on behalf of
the corporation.

My App't Exp. _____ Notary Public

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____ 198__.

Sheidon Kamen Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____
day of _____ 198__.

Don Wright County Clerk

State of Kansas }
Sedgwick County } s.s. This is to certify that this plat has been
filed for record in the office of the Register of Deeds this _____
day of _____ 198__, at _____ o'clock _____ M., and
is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

STAFF COMMENTS:

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2945).
- B. The applicant is advised that he should close the residential-width drive approaches to West Street if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- C. The final plat shall indicate the platting of the 35-foot building setback from West Street 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.
- D. The City Council signature block shall indicated "John Moir" as "City Clerk."
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. 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.
- H. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **2-4**

March 16, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-12 - MCPHERSON ADDITION

OWNER/APPLICANT: McPherson College c/o John T. Arnold & Assoc.,
Attn: Marlin Penner, 150 N. Main, Wichita, KS
67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of West Street, between Third Street
and St. Louis Ave.

SITE SIZE: 1.5 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 27,740.46 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling & "B" Multiple Family
Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-2945)

VICINITY MAP:

