L. 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.

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

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

O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 3/10

OCTOBER 15, 1987

STAFF REPORT

CASE NUMBER: S/D 87-56 - UNIVERSITY COURT THIRD ADDITION

OWNER/APPLICANT: Don Coleman

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: In an area north of University, between Kessler and Leonine.

SITE SIZE: 1.03 Acres

NUMBER OF LOTS:

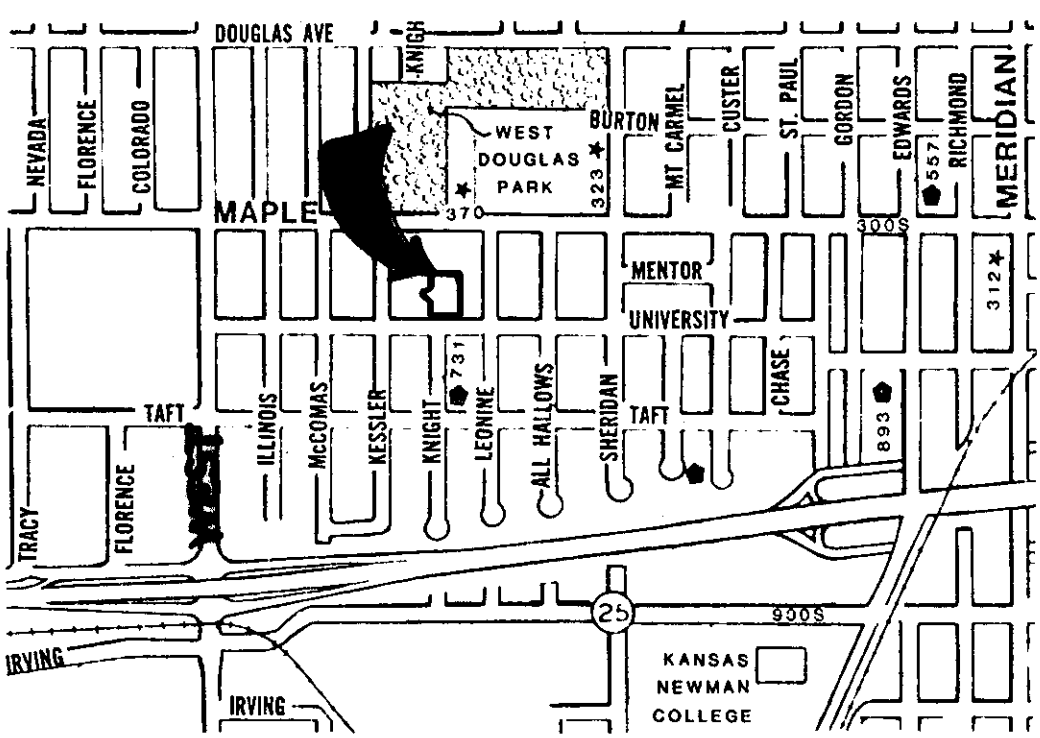
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 8,360 Sq. Ft.

CURRENT ZONING: "B" and "AA"

PROPOSED ZONING: "A" (Z-2851)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2851) requesting "AA" (single-family) and "B" (multi-family) to "A" (duplex) zoning was approved, subject to platting, by the City Council on July 21, 1987.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the pavement of the narrow public street to the 29-foot paving standard.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. Since the street is to be paved with 29-foot wide street pavement, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot within this subdivision.

F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.

G. Since this plat constitutes a replat of part of Anderson Investments Third Addition, reference to K.S.A. 12-512(b) shall be made on the final plat tracing.

H. On the final plat tracing, the 20-foot east/west utility easement centered on the common lot lines shall be labeled as a "20-foot utility easement". The centerline of this easement shall be labeled. The note, that a portion of this easement is being granted by separate instrument, shall be deleted.

I. On the final plat tracing, a light dashed line shall be indicated where University Court right-of-way meet existing University Avenue right-of-way. The use of a solid line denotes the platting of a reserve for private street purposes.

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.

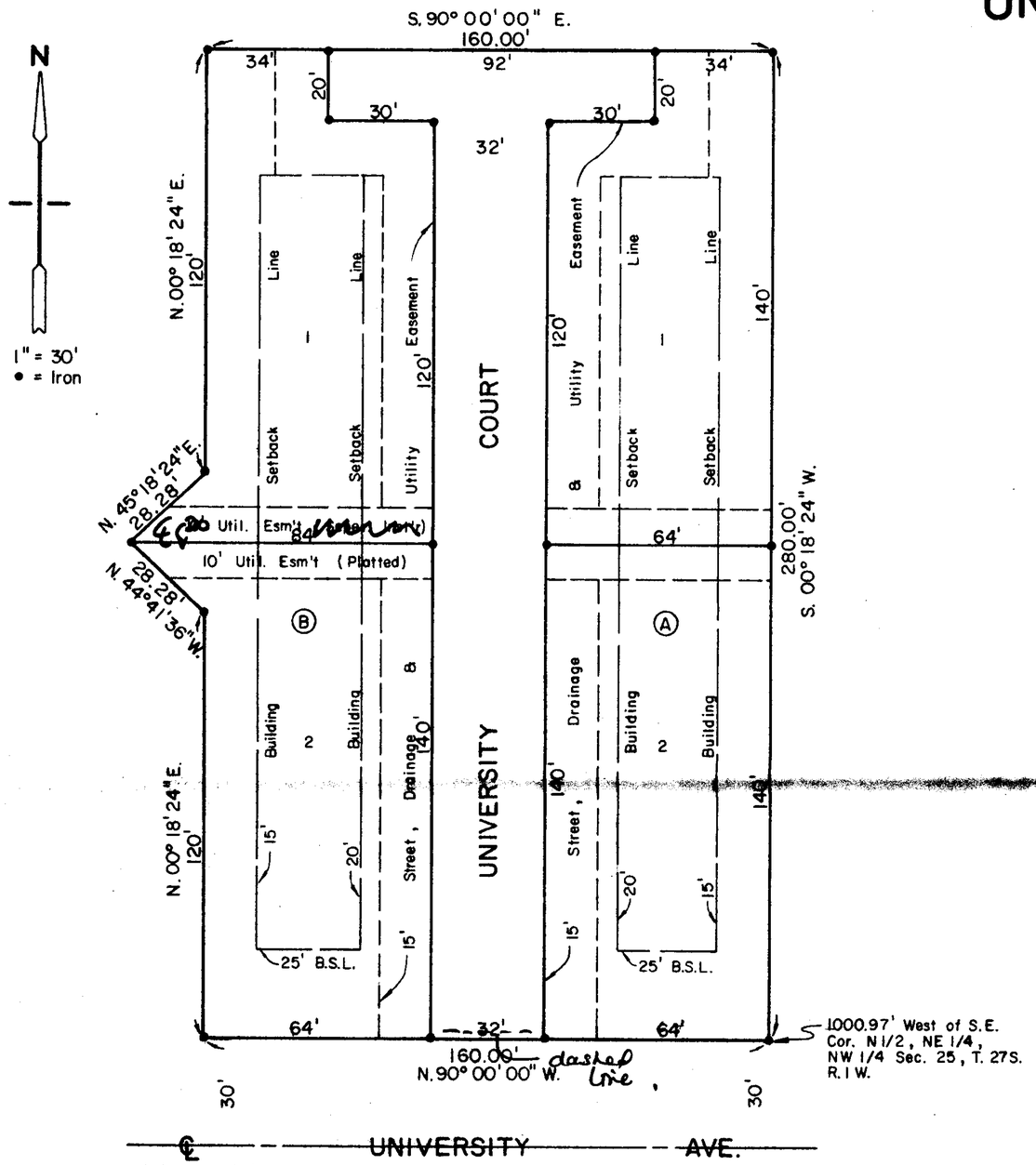
K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

UNIVERSITY COURT THIRD ADDITION

Wichita, Sedgwick Co., Ks.



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "UNIVERSITY COURT THIRD ADDITION", Wichita, Sedgwick County, Kansas, into Lots, Blocks, and a Street, the same being accurately set forth on the accompanying plat and described as a tract of land in the North 1/2 of the NE 1/4 of the NW 1/4 of Sec. 25, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, described as Beginning at a point in the North line and 40.0' East of the Northwest Corner of Lot 5, Anderson Investment Third Addition to Wichita, Sedgwick County, Kansas; thence North parallel with the East line of the NE 1/4 of said NW 1/4, a distance of 140.0'; thence West parallel with the South line of the NE 1/4 of said NW 1/4, a distance of 160.0'; thence South parallel with the East line of the NE 1/4 of said NW 1/4, a distance of 120.0'; thence Southwesterly at an included angle of 135°, a distance of 28.28' more or less to the Northwest corner of Lot 3 in said Anderson Investment Third Addition; thence East along the North line of said Addition, a distance of 180.0' to the point of beginning. And also Lots 2, 4 and the West 40.0' of Lot 3 in Anderson Investment Third Addition to Wichita, Sedgwick County, Kansas.

_____ Surveyor

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/8/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/9/87

_____ _____
Larry D. Coleman Patricia L. Coleman

_____ _____
Clement A. Rasmussen Judith Dee Rasmussen

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered this _____ day of _____, 1987, before me, a Notary Public in and for said State and County, came Larry D. Coleman, Patricia L. Coleman, Clement A. Rasmussen, and Judith Dee Rasmussen, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires _____

[redacted] and was submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rea

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Rasa

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Ken Wright

WICHITA – SEDGWICK COUNTY

W SC

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

October 15, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-56 - UNIVERSITY COURT THIRD

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 October 9, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Don Coleman, 1324 S. Handley, Wichita, KS 67217

FILE COPY