J. 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.

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

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

M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees needed?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

OCTOBER 22, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-102 - HCA WESLEY ADDITION

OWNER/APPLICANT: HCA Realty, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Between Hillside and Holyoke, on the south side of 2nd Street.

SITE SIZE: 2.7 Acres

NUMBER OF LOTS:

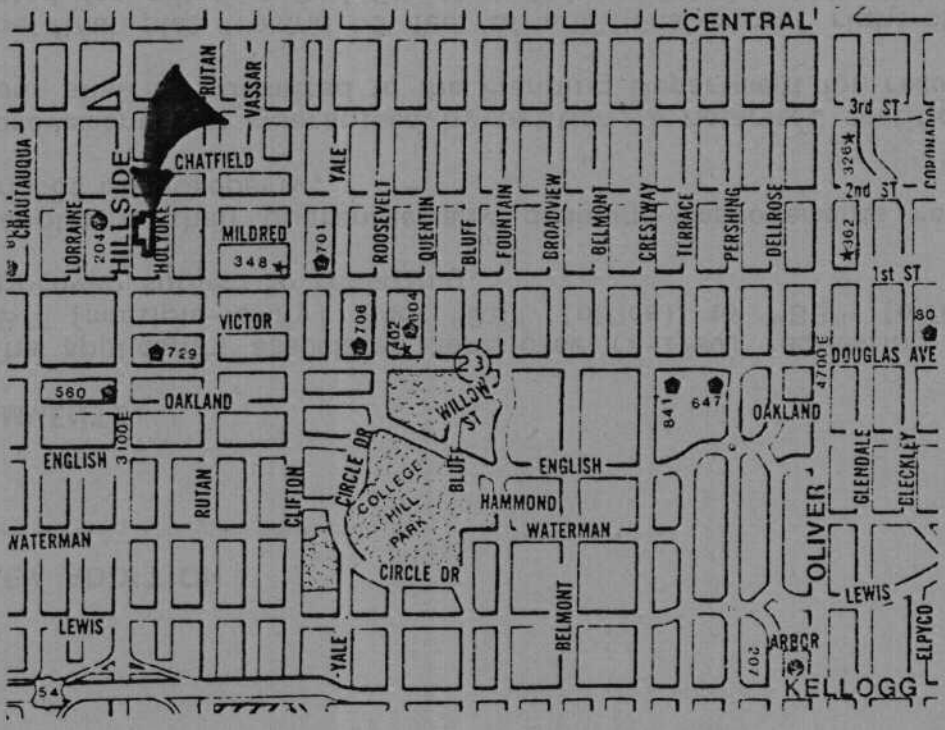
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 117,850.0 Sq. Ft.

CURRENT ZONING: "A", "B" and "BB"

PROPOSED ZONING: "BB" (Z-2790)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2790) requesting "A" (duplex), "B" (multiple-family) and "BB" (office) to "BB" (office) has been approved subject to replatting.

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

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

C. On the final plat tracing, 5 feet of additional street right-of-way shall be dedicated for adjacent 2nd Street. This additional dedication will bring the half-street right-of-way up to the 35-foot standard for office and commercial areas.

D. The granting of "complete access control", to Holyoke Avenue, is depicted correctly on this plat as was stipulated by the association zone change case.

E. As this replat constitutes the vacation of previous platted lots, on the final plat tracing, the plattor's text shall be amended to reference K.S.A. 12-512(b).

F. On the final plat tracing, the wording in the plattor's text regarding the contingent dedication shall be amended to read as follows:

> "The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of that portion of the existing building which exists within the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of the existing building."

G. On the final plat tracing, the south 30 feet of the contingent dedication, depicted on the final plat, shall be made an outright dedication. This portion of land is not occupied by the existing building.

H. On the final plat tracing, the building setback from Hillside shall not be labeled only a 20-foot setback. Instead the setback line shall be simply labeled as a building setback with a 20-foot dimension on the southern portion of the lot and a 30-foot dimension on the northern portion of the lot. This change in labeling of the setback will include the contingent dedication within the setback area.

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.

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

H C A WESLEY ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/22/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/23/87

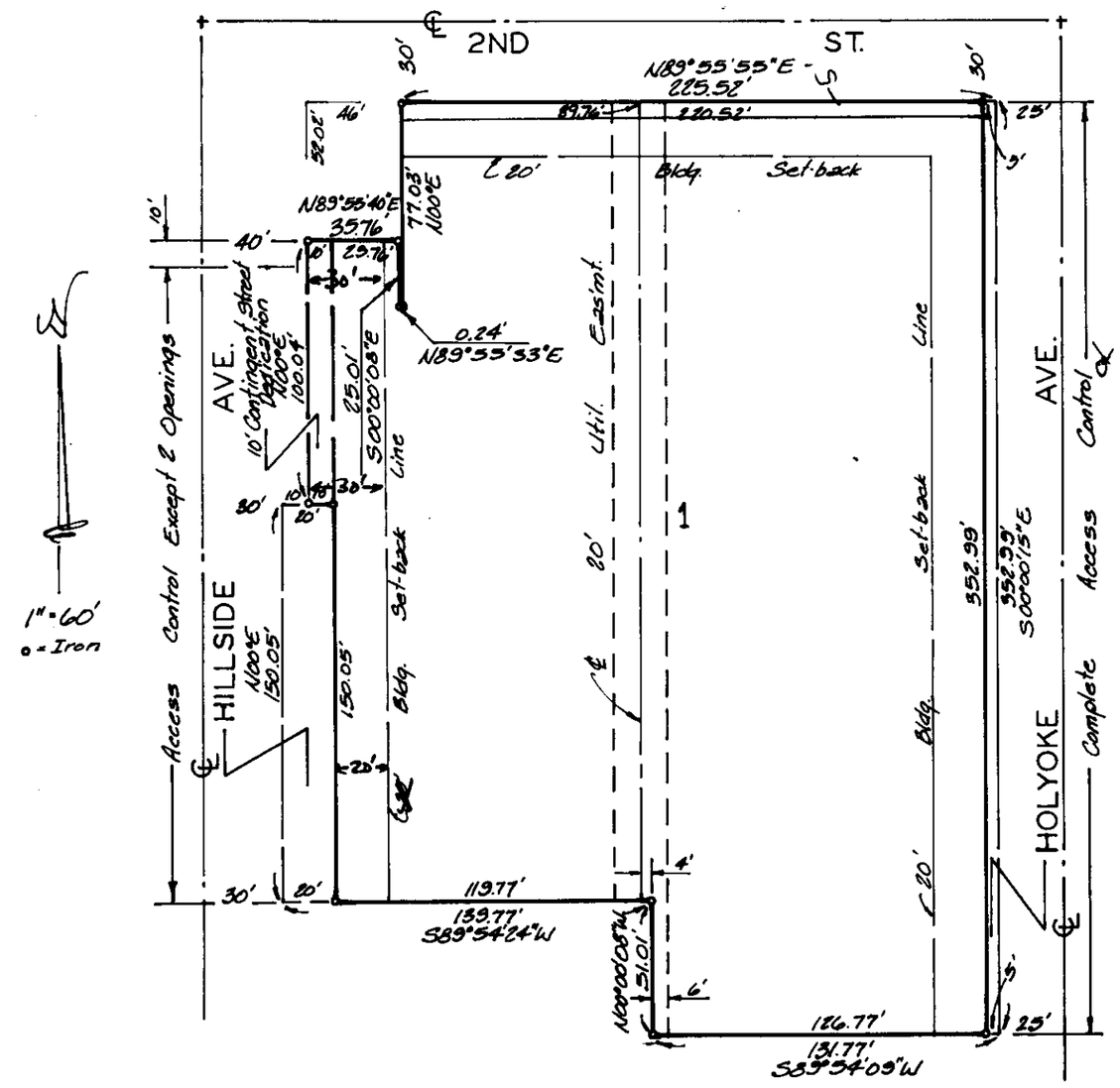
State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "H C A WESLEY ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 2, 4, and 6 on Hillside Ave., except the west 46 feet thereof, and all of Lots 14, 16, 18, 20, 22, and 24 on Hillside Ave., and all of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23 on Holyoke Ave., in Hewey's Addition to Wichita, Sedgwick County, Kansas, and Lots 22 and 24, except the east 8 feet thereof, in Morris Plat, a Subdivision of Lot 5, Block 8, in College Hill Addition to Wichita, Sedgwick County, Kansas, and Lot 1, Caliendo 6th Addition, Wichita, Sedgwick County, Kansas. Being situated in the NW1/4 of Sec. 23, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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 and streets to be known as "H C A WESLEY ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The contingent street dedication is hereby dedicated contingent upon and becomes effective only at such time as the existing building is removed or destroyed and this contingent dedication shall not be construed to require such removal or destruction. All abutters rights of access to or from Hillside Ave. over and across all except the north 10 feet of the west line of Lot 1, and to or from Holyoke Ave. over and across the east line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Hillside Ave. at two points as shall be determined by the City Engineer of the City of Wichita, Kansas.

Run with land

H C A Health Services of Kansas, Inc.,
a Kansas Corporation

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__ by _____, _____ of HCA Health Services of Kansas, Inc., a Kansas Corporation on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

This plat of "H C A WESLEY ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John Terry Moore

_____ Secretary
Marvin S. Kroul

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

_____ Mayor
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__

_____ County Clerk
Don Wright

State of Kansas } S.S.
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 _____ 198__ at _____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rosa

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 29, 1987

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

Re: Final Plat S/D 87-102 - HCA WESLEY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 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 23, 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
Junior Planner

DL:dlk

cc: HCA Realty, Inc., c/o John W. Massey, 2146 Belcourt Avenue, Nashville, TN 37212
Kenneth P. Stewart, Boyer, Donaldson & Stewart, 1030 First National Bank Bldg., Wichita, KS 67202
Charles Morris, 230 N. Holyoke, Wichita, KS 67208
Greg Doner, 226 N. Holyoke, Wichita, KS 67208
Gene Cochran, 240 N. Holyoke, Wichita, KS 67208
Pat Siemens, 240 N. Rutan, Wichita, KS 67208
Alvin Gregg, 244 N. Rutan, Wichita, KS 67208
Morris Perkins, 230 N. Fountain, Wichita, KS 67208
Linda & Gary Lindsly, 8919 Shadowridge, Wichita, KS 67226
Leona Nesson, c/o George L. Perry, 236 N. Holyoke, Wichita, KS 67208
Cathy Doyle, 225 N. Holyoke, Wichita, KS 67208
Rosaline Leis, Route 1, Rose Hill, KS 67133

FILE COPY