SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

MARCH 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-9 - HENDRICKSON ADDITION

OWNER/APPLICANT: Zelda Hendrickson, c/o Tom Neff, Century 21 Matt Eck Real Estate, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Central, between Anna and Baehr.

SITE SIZE: 0.2 Acre

NUMBER OF LOTS:

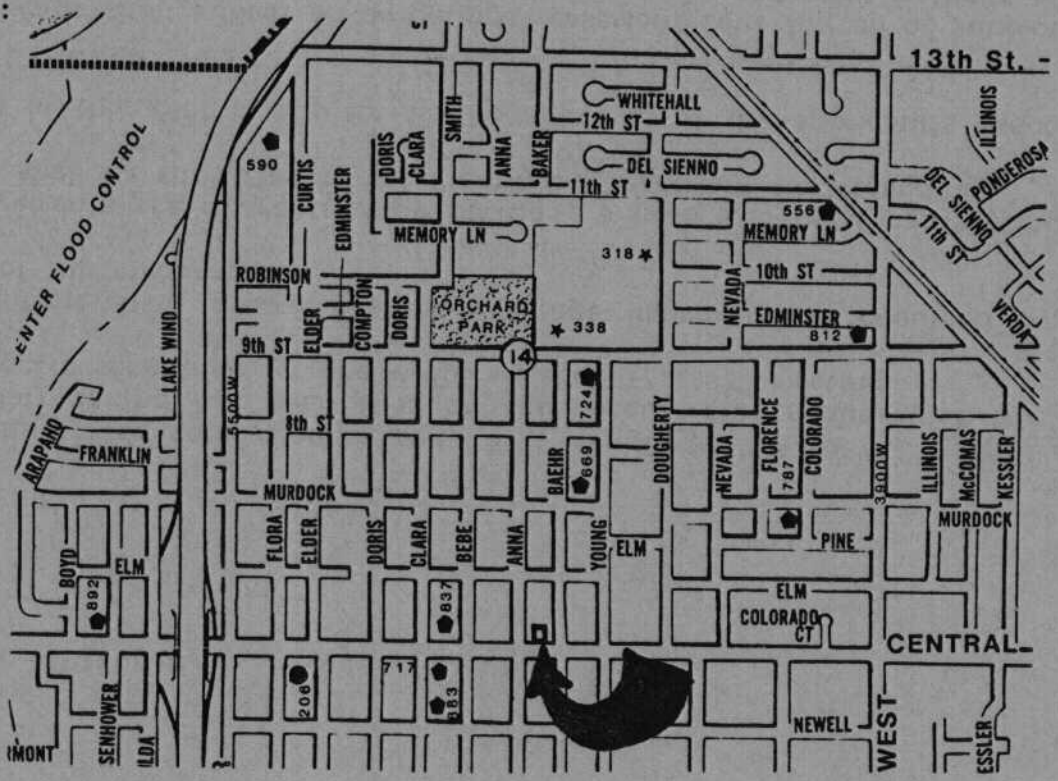
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 9,391.72 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2906)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A request for zone change from "AA" (single-family) to "LC" (light commercial) zoning has been filed on this site. This request for the zone change is scheduled for the MAPC's March 17, 1988 meeting.

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. Approval of this plat is subject to the approval of the applicant's associated zone case.

D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

E. 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.

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

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

I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only.

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

HENDRICKSON ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/10/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/11/88

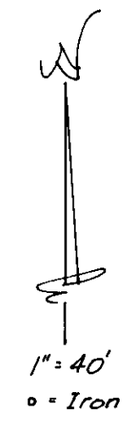
State of Kansas } S.S.
Sedgwick County }

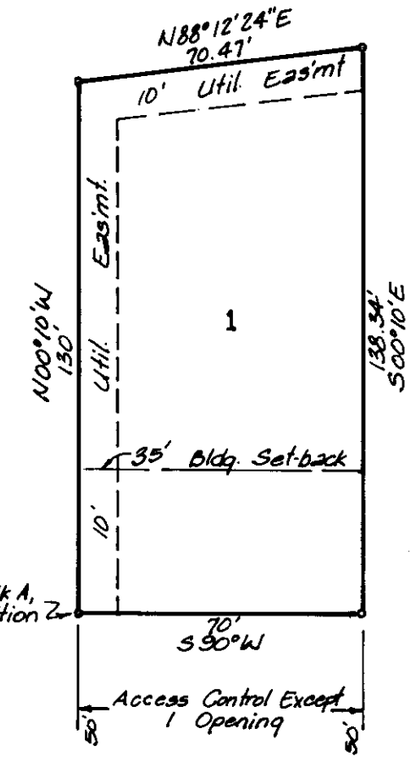
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HENDRICKSON ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 2, Block A, Groves Third Addition, an Addition in Wichita, Sedgwick County, Kansas. Being situated in the SE¼ of Sec. 14, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

_____ Date

Baughman Company, P.A.

_____ Surveyor





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 "HENDRICKSON ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Ave. over and across the south line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall ~~have access to Central Ave. at one point as shall be~~ determined by the City Engineer of Wichita, Kansas.

_____ Zelda M. Hart Hendrickson

_____ Dean Hendrickson

This plat of "HENDRICKSON 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
Elton Parsons

_____ Secretary
Marvin S. Krout

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Zelda M. Hart Hendrickson and Dean Hendrickson, her husband.

_____ Notary Public

My Appt. Exp. _____

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 Resa

SEDGWICK COUNTY

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

March 18, 1988

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

Re: Final Plat S/D 88-9 - HENDRICKSON ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 1988, 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 March 11, 1988.

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 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: Zelda Hendrickson, c/o Tom Neff, Century 21 Matt Eck Real Estate, 5512 W. Central, Wichita, KS 67212

FILE COPY