

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-80 - KENYON'S KORNER

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 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 September 25, 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 platlor.
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: Seybrun L. Lathrom, 5738 S. Broadway, Wichita, KS 67216
Pat Kenyon, c/o J.P. Weigand & Sons, Inc., 150 N. Market
Wichita, KS 67202

FILE COPY

DO NOT REMOVE

Wichita, Sedgwick Co., Ks.

FINAL PLAT

Don Wright

My Commission Expires _____

Craig Moehring

Surveyor

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. As required by the drainage plan for this property, the applicant shall guarantee the paving of the adjacent alley, including storm sewers.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that he should close the residential-width drive approach to Topeka if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. On the final plat tracing, the governing body's signature block shall indicate that the dedications are accepted by the "City Council" of the City of Wichita, Kansas.
- 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.

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-80 - KENYON'S KORNER

OWNER/APPLICANT: Seybrun L. Lathrom

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: Northeast corner of Topeka and Pawnee.

SITE SIZE: 0.51 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 22,205 Sq. Ft.

CURRENT ZONING: "A" and "LC"

PROPOSED ZONING: "LC" (Z-2856)

VICINITY MAP:

