

March 18, 1988

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cc: James E. Fisher, III, 1835 N. Rock Road Ct., Wichita, KS 67206  
James E. Jr. & Vera R. Fisher, 46 Via Roma, Wichita, KS 67230  
Robert Kaplan, 430 N. Market, Wichita, KS 67202  
Gordon & Rita Wood, 1919 Fabrique, Wichita, KS 67218  
Wesley & Roberta Werth, 329 N. Hampton Rd., Wichita, KS 67206  
Pauline Blum, 5909 E. Central, Wichita, KS 67208  
C.V. & Dorothy Parish, 5915 E. Central, Wichita, KS 67208  
Leslie Henderson, 20 Willowbrook, Wichita, KS 67207  
Lance & Della Lickteig, 17 N. Beach, Wichita, KS 67206  
Donald & Ann Walenta, 7918 Dublin Court, Wichita, KS 67206  
Loretta Braden & Lana Turner, 6011 E. Central, Wichita, KS 67208  
Paul & Louise Winterburg, 6019 E. Central, Wichita, KS 67208  
Arthur & Dawn Hollingshead, 6025 E. Central, Wichita, KS 67208  
Kamal & Amel Khoury, 5807 Castle Drive, Wichita, KS 67218  
Dan Lewallen, c/o 1042 Lawrence Court, Wichita, KS 67206  
Stephen & Valerie Lewallen, 1042 Lawrence Court, Wichita, KS 67206  
Connie Wareing, 6026 Rockwood, Wichita, KS 67208  
Ester Seibel, 110 N. Brookside, Wichita, KS 67208  
Darlene Kirkland, 5914 Oakwood, Wichita, KS 67208  
Margaret Osburn, 5819 Avalon, Wichita, KS 67208  
Mrs. Louis Hitzeman, 317 N. Brookside, Wichita, KS 67208  
Glen Thrasher, 4616 Rockwood, Wichita, KS 67208  
Arthur Asher, 5609 Rockwood, Wichita, KS 67208  
Bickley Foster, 2818 Edwards, Wichita, KS 67204  
Lester Arvin, Attorney, 408 S. Main, Wichita, KS 67202



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
100 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-1234

March 18, 1988

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

Re: Final Plat S/D 87-103 - JIM FISHER 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 platfor.
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  
Junior Planner

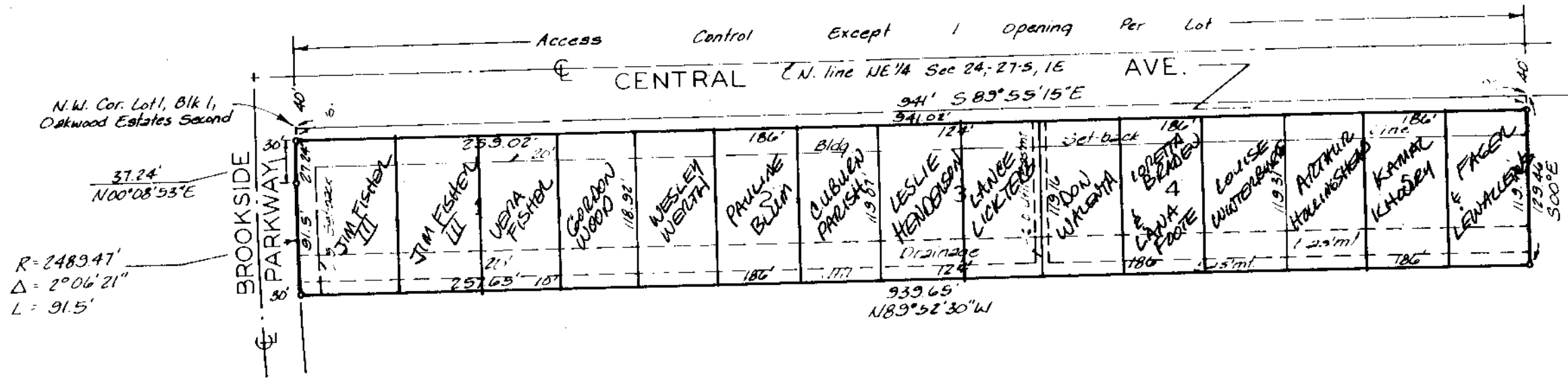
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**FILE COPY**

OFFICE COPY  
DO NOT REMOVE

# JIM FISHER ADDITION

WICHITA, KANSAS



State of Kansas } ss. We, Baughman Company, P.A., Surveyors  
Sedgewick County } in and for said county and state do hereby certify that we  
have surveyed and platted "JIM FISHER 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,  
14 and 15, Block 1, Oakwood Estates Second  
Kansas. Easements being vacated by virtue of K.S.A. 12-512(b)  
being situated in the NE 1/4 of Sec. 24, Twp. 27-S, R-1-E of  
the 6th P.M., Sedgewick County, Kansas.

5-6-88

Baughman Company P.A.



Gregory F. Severns, 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 street  
to be known as "JIM FISHER ADDITION," Wichita, Kansas.  
The utility easements are hereby granted as indicated  
for the construction and maintenance of all public uti-  
lities. The drainage easement is hereby granted as in-  
dicated for drainage purposes. The street is hereby ded-  
icated to and for the use of the public. All abutters  
rights of access to or from Central Ave. over and across  
the north line of lots 1, 2, 3, 4 and 5, are hereby granted  
to the City of Wichita, provided however that lots 1, 2, 3,  
4 and 5 shall have access to Central Ave. at one  
point per lot as shall be determined by the City Engineer  
of Wichita, Kansas.

This plat of "JIM FISHER ADDITION,"  
Wichita, Kansas, has been submitted to and approved  
by the Wichita-Sedgewick County Metropolitan Area Planning  
Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_  
Wichita-Sedgewick County Metropolitan Area Planning Commission.

Ellen Parsons, Chairman

Marvin S. Kroul, Secretary

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

Sheldon Kamen, Mayor

Dele E. Red, Deputy City Clerk

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_

Don Wright, County Clerk

State of Kansas } ss. This is to certify that this plat has  
Sedgewick County } 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 Rosa, Deputy

We, the undersigned, holders of a mort-  
gage on portions of the above described property do hereby  
consent to the plat of "JIM FISHER ADDITION," Wichita,  
Kansas.

United American Bank and Trust

Marvin Seitz, President

Wichita State Bank

M.D. Michaelis, Chairman

Portland Savings Bank, Portland, Maine

Kathryn J. Jaeger, Asst. Vice President

Bernard R. Lickteig and Mary Ann Lickteig

Bernard R. Lickteig - deceased, Mary Ann Lickteig

Wichita Federal Savings and Loan Association

Gordon L. Jones, Vice Pres. - Loan

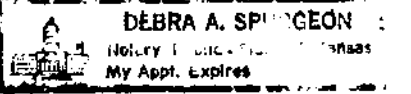
Federal National Mortgage Association  
W.P. Sawyer, V.P., acting as atty

Citadel Bank of Wichita

Patrich Ryan, A.V.P.

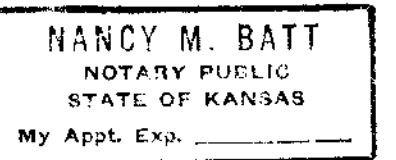
State of Kansas } ss. The foregoing instrument acknowledged  
Sedgewick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Marvin Seitz, President of United American  
Bank and Trust, on behalf of the bank.

My Appl. Exp. 1-15-92, Debra A. Spurgeon, Notary Public



State of Kansas } ss. The foregoing instrument acknowledged  
Sedgewick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
M.D. Michaelis, Chairman of Wichita State Bank,  
on behalf of the bank.

My Appl. Exp. 12-19-88, Nancy M. Batt, Notary Public



State of Maine } ss. The foregoing instrument acknowledged  
Androscoggin County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Kathryn J. Jaeger, Asst. Vice President of Portland Savings  
Bank, Portland, Maine, on behalf of the bank.

My Appl. Exp. 8-23-89, Jeanne L. King, Notary Public

State of Kansas } ss. The foregoing instrument acknowledged  
Sedgewick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Bernard R. Lickteig and Mary Ann Lickteig, his wife,  
deceased

My Appl. Exp. 8-23-89, Marjorie J. Taylor, Notary Public

State of Kansas } ss. The foregoing instrument acknowledged  
Sedgewick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Gordon L. Jones, Vice President Loans of Wichita Federal  
Savings and Loan Association, on behalf of the association.

My Appl. Exp. 8-10-89, Ma Bryant, Notary Public

State of Oklahoma } ss. The foregoing instrument acknowledged  
Tulsa County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Bernard R. Lickteig - deceased, Mary Ann Lickteig, his wife,  
deceased

My Appl. Exp. 8-4-89, Nadine Pallitt, Notary Public

State of Kansas } ss. The foregoing instrument acknowledged  
Sedgewick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Patrich Ryan, A.V.P. of Citadel Bank of  
Wichita, on behalf of the bank.

My Appl. Exp. 4-25-88, Rita Kennedy, Notary Public

Fee Owner: Donald J. Fager, Ann L. Fager  
Equitable Owner: Stephen L. Lewallen, Valerie S. Lewallen  
Dan Y. Lewallen Trust, Trustee  
Mary L. Lewallen Trust, Trustee

State of Kansas } ss. The foregoing instrument acknowledged  
Sedgewick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Shirley A. Seifert and James Seifert, her husband, James E.  
Fisher, III and Donna L. Fisher, his wife, Vera Ruth Fisher  
and James E. Fisher, Jr., her husband, Gordon L. Wood and  
Rita E. Wood, his wife, Wesley H. Werth and Roberta F. Werth,  
his wife, Fred B. Blum and Pauline H. Blum, his wife, Lance B.  
Cuburn V. Parish and Dorothy F. Parish, his wife, Della E. Lickteig  
and Della Lickteig aka Della E. Lickteig, his wife, Donald Walenta  
and Ann Walenta, his wife, Loretta L. Braden, a single person,  
and Lana K. Turner (now) Lana K. Foote, and Phillip Foote, her  
husband, Louise Winterburg and Paul D. Winterburg, her husband,  
Arthur L. Hollingshead and Dawn S. Hollingshead, his wife,  
Kamal S. Khoury and Amal Khoury, his wife, Leslie D. Henderson  
aka L.D. Henderson, a single person, Donald J. Fager and Ann L.  
Fager aka Anna Fager, his wife, Stephen L. Lewallen and Valerie  
S. Lewallen, his wife, and Dan Y. Lewallen, trustee for Dan Y.  
Lewallen Trust, on behalf of the trust, and Mary L. Lewallen,  
trustee for Mary L. Lewallen Trust, on behalf of the trust.

My Appl. Exp. 8-23-89, Marjorie J. Taylor, Notary Public



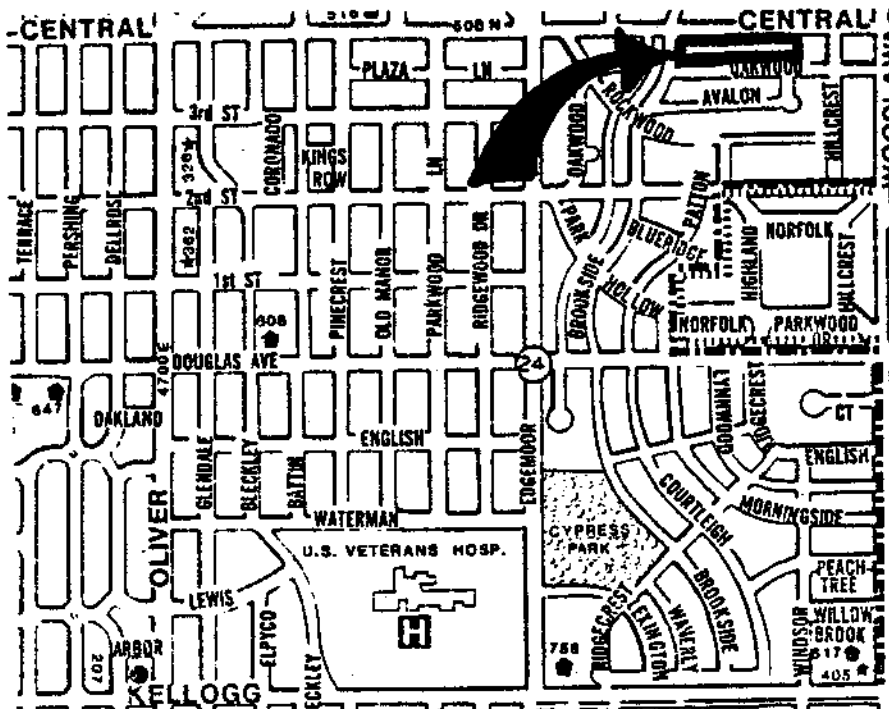
- F. Prior to scheduling the final plat before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- G. Prior to scheduling this final plat before the City Council, the applicant shall submit the covenant required by the City Council during approval of the associated zone case. This covenant disallows expansion of office uses onto the property to the south of this plat.
- H. The applicant shall submit for recording, the cross lot drainage agreement required by the drainage plan for this property. This agreement shall make reference to the "approved drainage plan" for this property. The drainage agreement shall not only alert future owners of their responsibility to accept storm waters from upstream lots, but also of the fact that redevelopment of their property with rear yard parking facilities may not be possible until similar facilities have been constructed downstream.
- 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.
- 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 City Engineering should be prepared to comment on the status of the applicant's drainage plan.

MARCH 10, 1988

**STAFF REPORT**  
**(Final Plat; Preliminary Approved 10/22/87)**

|                           |                                                           |
|---------------------------|-----------------------------------------------------------|
| <u>CASE NUMBER:</u>       | S/D 87-103 - JIM FISHER ADDITION                          |
| <u>OWNER/APPLICANT:</u>   | James E. Fisher, III, et al                               |
| <u>SURVEYOR/ENGINEER:</u> | Baughman Company, P.A.                                    |
| <u>LOCATION:</u>          | Southeast corner of Central Avenue and Brookside Parkway. |
| <u>SITE SIZE:</u>         | 2.8 Acres                                                 |
| <u>NUMBER OF LOTS:</u>    |                                                           |
| Residential:              |                                                           |
| Office:                   |                                                           |
| Commercial:               | 5                                                         |
| Industrial:               |                                                           |
| Total:                    | 5                                                         |
| <u>MINIMUM LOT AREA:</u>  | 14,880 Sq. Ft.                                            |
| <u>CURRENT ZONING:</u>    | "AA" and "A"                                              |
| <u>PROPOSED ZONING:</u>   | "BB" (Z-2806)                                             |

**VICINITY MAP:**



## STAFF COMMENTS:

NOTE: The original request for a zone change on this site (Z-2806) requesting "AA" (single-family) and "A" (two-family) to "BB" (office) zoning was considered by the City Council on January 20, 1987. The Council returned this request to the Planning Commission in order that the preliminary plat could be reviewed before action was taken on the zoning request and to also provide for development of a covenant restricting expansion of the uses to be developed on this site. The Planning Commission approved the preliminary plat on November 12, 1987. Zoning was subsequently approved by the City Council on December 8, 1987 subject to platting the site within one year and the submitting of a covenant which disallows the expansion of office uses onto the property to the south.

- A. The applicant shall guarantee the storm sewer and drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lots 1, 2, 4 and 5 that are in excess of the access control being platting. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 3. Separate guarantees shall be submitted for each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to provide for cross lot circulation among the 5 lots, the applicant shall submit a "cross lot circulation agreement" for recording with this replat. The easement shall provide for vehicular circulation from one lot to another in not only the rear yard parking areas but also in the 5 driveway areas to Central Avenue. The circulation agreement shall include a drawing which clearly identifies the location of the 5 driveways to be used for accessing this subdivision to Central Avenue. These driveway locations were identified on the approved preliminary plat. The drawing shall also clearly label, with the note "to be closed", those existing driveways that are guaranteed for closure.
- E. A requirement of the associated zone case was for a parking plan to be submitted with the preliminary plat. The approved preliminary plat depicted the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

|       | <u># of Spaces<br/>Shown on Plat</u> | <u>Total Square Footage of<br/>Existing Buildings</u> | <u># of Spaces<br/>Required</u> |
|-------|--------------------------------------|-------------------------------------------------------|---------------------------------|
| Lot 1 | 53                                   | 3,423                                                 | 14                              |
| Lot 2 | 37                                   | 2,930                                                 | 12                              |
| Lot 3 | 25                                   | 1,672                                                 | 7                               |
| Lot 4 | 37                                   | 3,497                                                 | 14                              |
| Lot 5 | 39                                   | 3,542                                                 | 15                              |