

S/D No.: 87-58 Name: UNIVERSAL THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: N.W. corner of West St. and 2nd Street
Owner: Universal Motor Fuels Attn: Larry Scharr
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.1 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area:
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"-with BZA 25-87 & 26-87
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STAFF COMMENTS:

NOTE: The applicants associated Board of Zoning Appeal cases; (BZA 25-87) requesting expansion of a car wash, and (BZA 25-86) requesting a variance to reduce the rear yard setback to 0-feet, have been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the one driveway in excess of the access control being platting.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since 2nd street at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 2nd street at the time of lot 1's development.
- E. 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.
- F. 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platting on this property.
- J. 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 required?

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

July 10, 1987

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

Re: S/D No. 87-58 - Final Plat of Universal Third Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 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 July 2, 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Universal Motor Fuels, P.O. Box 2920, Wichita, Kansas 67201
Mike Lindebak, City Engineer
Red Carpet Car Wash, Inc., 902 E. Indianapolis, Wichita, Kansas 67211