

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-7 - BLASI ADDITION

OWNER/APPLICANT: Donald T. Blasi, 2717 Blvd. Plaza, Wichita, KS
672111

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Hillside between Orme St. &
Gilbert Street.

SITE SIZE: 0.5 Acres

NUMBER OF LOTS

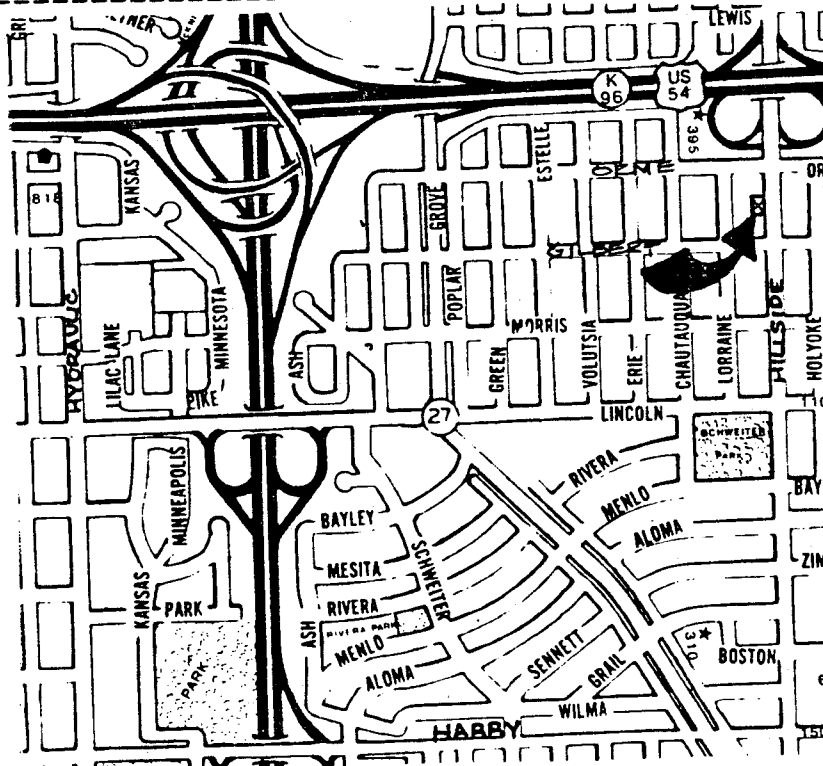
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 6,551 sq. ft.

CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "BB" Office District

VICINITY MAP:



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STAFF COMMENTS:

- NOTE: A zone change (Z-2961) from "A" (Two Family) zoning to "BB" (Office District) has been approved for this site subject to platting into no more than two lots by December 19, 1990.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. On the final plat tracing only one (1) access opening shall be indicated for Lot 1. A guarantee shall also be provided to close one of the two drives presently serving this site. The plattor's text shall be amended to indicate this access control.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Since the alley adjacent to this site is still in use by abutting properties, and the present standard for alleys is 20-feet, this plat shall indicate the dedication of the west two feet of the plat for alley right-of-way. This is in lieu of the two feet of easement being granted by the present plat.
 - E. The final plat tracing shall indicate a 20-foot building setback to Hillside. The applicant(s) are advised that the platting of the 20-foot building setback does not preclude the structures from being maintained or remodeled within the setback areas. However, the structures cannot be enlarged within the setback and if the structures are removed, any new construction must observe the platted building setback.
 - F. The plattor's text shall be amended to include wording noting that the contingent dedication of street right-of-way is "to the public" and that the dedication is binding of future owners and assigns."
 - G. 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.
 - H. 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.
 - I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- J. Recording of the plat within 30 days after approval by the City Council.
 - K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
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SEDGWICK COUNTY



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

February 23, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-7 BLASI ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 22, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing only one (1) access opening shall be indicated for Lot 1. A guarantee shall also be provided to close one of the two drives presently serving this site. The plattor's text shall be amended to indicate this access control.
- B. Since the alley adjacent to this site is still in use by abutting properties, and the present standard for alleys is 20-feet, this plat shall indicate the dedication of the west two feet of the plat for alley right-of-way. This is in lieu of the two feet of easement being granted by the present plat.
- C. The final plat tracing shall indicate a 20-foot building setback to Hillside. The applicant(s) are advised that the platting of the 20-foot building setback does not preclude the structures from being maintained or remodeled within the setback areas. However, the structures cannot be enlarged within the setback and if the structures are removed, any new construction must observe the platted building setback.
- D. The plattor's text shall be amended to include wording noting that the contingent dedication of street right-of-way is "to the public" and that the dedication is binding of future owners and assigns."

- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 1, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Donald T. Blasi, 2717 Blvd. Plaza, Wichita, KS 67211
Robert Kaplan, 430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-7 BLASI ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, 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 February 23, 1990.

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 due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Donald T. Blasi, 2717 Blvd. Plaza, Wichita, KS 67211
Robert Kaplan, 430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer