

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1

JULY 14, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-54 - BETTS ADDITION

OWNER/APPLICANT: Rudy and Lois Betts, 11504 W. 1st Street,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Central Avenue and Custer Avenue.

SITE SIZE: 0.6 Acres

NUMBER OF LOTS:

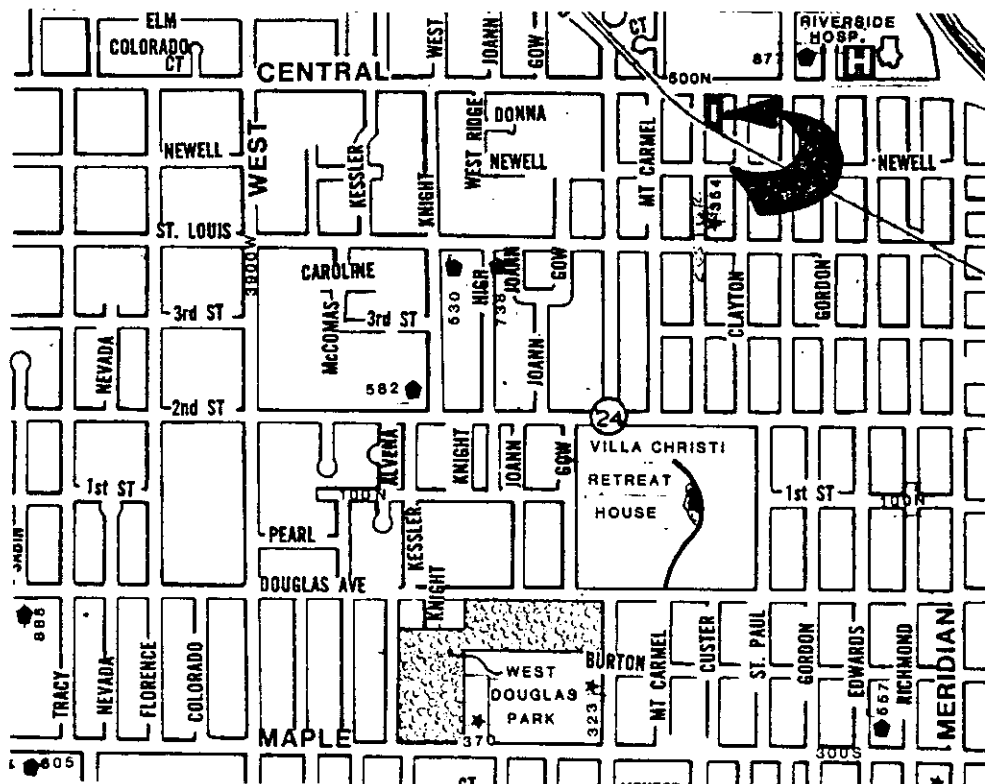
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 129.76 Sq. Ft.

CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "LC" (Z-2920)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zoning case (Z-2920) requesting "LC" (light commercial) and "A" (two-family dwelling) to "LC" (light commercial) is to be heard by MAPC on the 21st of July.

- 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. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Custer Avenue at the time of site development. (Commercial Zoning)
- D. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2920).
- E. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The final plat tracing shall reference in the platting text that the alley is dedicated "contingent upon the opening up of the alley" and shall delete the phrase "the need for right-of-way in the event that the additional right-of-way on the east side of the alley becomes dedicated".
- G. The final plat shall indicate "complete access control" to Custer, across the west line of the plat from a point 150 feet north of the center of the adjacent railroad track.
- 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 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.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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



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

July 15, 1988

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

Re: Final Plat - S/D 88-54 - BETTS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 14, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2920).
- B. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. The final plat tracing shall reference in the platlor's text that the alley is dedicated "contingent upon the opening up of the alley" and shall delete the phrase "the need for right-of-way in the event that the additional right-of-way on the east side of the alley becomes dedicated".
- D. The final plat shall indicate "complete access control" to Custer, across the west line of the plat from a point 150 feet north of the center of the adjacent railroad track.

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- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. 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.

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, July 21, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:blw

Enclosure

cc: Rudy and Lois Betts, 11504 West 1st Street, Wichita, Kansas 67212
Mike Lindebak, City Engineer