

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1662
(316) 268-4561

December 8, 1988

Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-103 - ROBERT E. BLEVINS ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 2, 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 Board of City Commissioners 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Steve Potucek, Real Property Manager,
City Engineering
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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

December 2, 1988

Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-103 - ROBERT E. BLEVINS ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 1, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site and provide an adequate easement for this extension.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the abandonment and relocation of the 10 inch water line located on this plat and not being covered by a utility easement.
- D. The applicant shall guarantee the construction of accel-decel lanes adjacent to this plat, located at the intersection of Oliver and 31st Street South. This guarantee will be held and not activated until a traffic study indicates the need for such improvement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that prior to the issuing of a building permit, the structures which encroaches into the street right-of-way being dedicated by this plat must be

removed and the structure which encroaches into the utility easement being granted must be removed. The City is advised any contract for the sale of this property will need to indicate that the purchaser will be responsible for the removal of said structures.

- G. In regard to the structure or structures within the building setbacks being established by this plat, Central Inspection has advised that the platting of these setbacks does not preclude the property owner from maintaining or remodeling that portion of the structure within the setback area. However, the structure cannot be enlarged within the setback and if it is removed, any new construction must observe the platted building setback.
- H. On the final plat tracing, 70-feet of complete access control shall be indicated to 31st Street South and Oliver from the southeast corner of the plat. The plattor's text shall be amended accordingly.
- I. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- J. Prior to submitting the final plat tracing the applicant shall submit the additional drainage information requested by City Engineering.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. On the final plat tracing the MAPC's signature block shall be amended to indicate Sue L. Crocket as Chairman.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

S/D 88-103

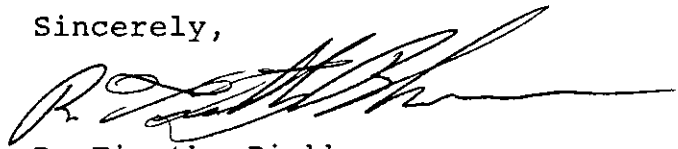
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. 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, December 8, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Steve Potucek, Real Property Manager,
City Engineering
Mike Lindebak, City Engineer

I 205
K 209

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

December 1, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-103 ROBERT E. BLEVINS ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Steven Potucek

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northwest corner of Oliver & 31st Street South

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

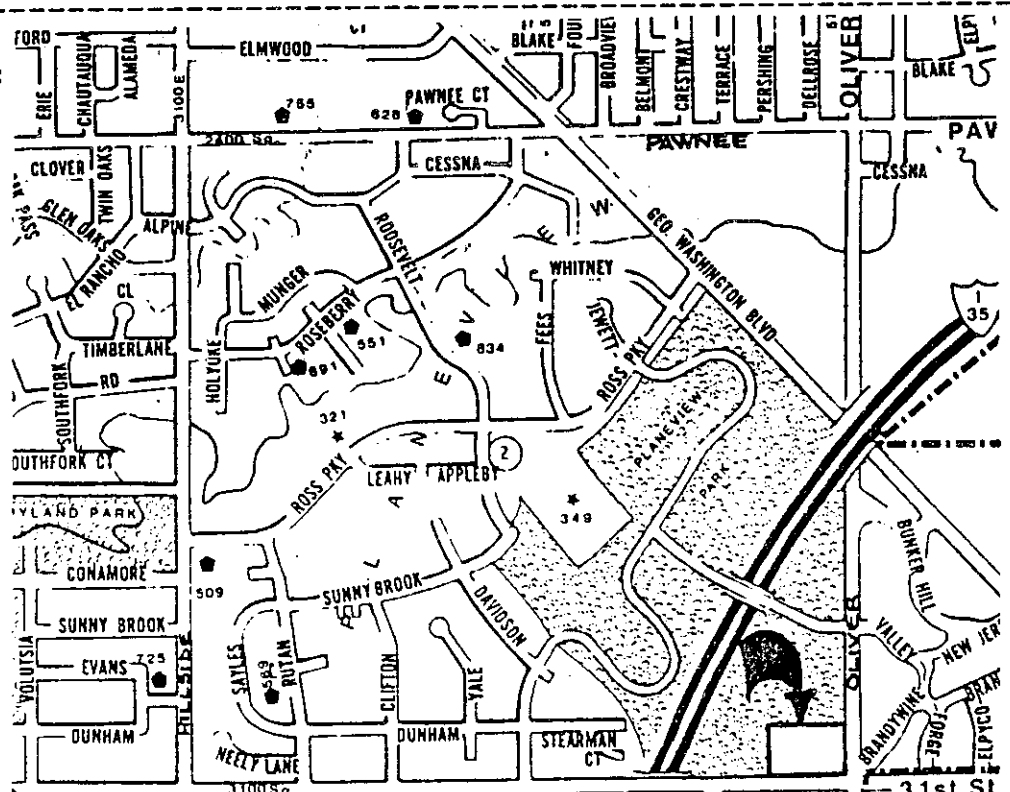
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 66,895 sq. ft.

CURRENT ZONING: "AA" (single-family)

proposed zoning: "LC" (light-commercial) (Z-2930)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A zone change from "AA" (single-family) to "LC" (light-commercial) zoning has been approved for the site subject to platting the site by November 8, 1989 (Z-2930). This property is presently under City of Wichita ownership.
- A. The applicant shall either guarantee the extension of sanitary sewer to serve this site and provide an adequate easement for this extension or obtain the permission of Sewer Maintenance to connect to the existing sanitary sewer manhole within street right-of-way.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. The applicant shall guarantee the abandonment and/or relocation of the 10 inch water line located on this plat and not being covered by a utility easement.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
 - F. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
 - G. In regard to the structure or structures within the building setbacks being established by this plat, Central Inspection has advised that the platting of these setbacks does not preclude the property owner from maintaining or remodeling that portion of the structure within the setback area. However, the structure cannot be enlarged within the setback and if it is removed, any new construction must observe the platted building setback.
 - H. On the final plat tracing, 70-feet of complete access control shall be indicated to 31st Street South and Oliver from the southeast corner of the plat. The plattor's text shall be amended accordingly.
 - I. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. On the final plat tracing the MAPC's signature block shall be amended to indicate Sue L. Crocket as Chairman.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. ~~Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate, and~~ are any drainage guarantees required with the platting of this property?
- Q. The representative from Traffic Engineering shall be prepared to comment on any intersection improvements that may be required due and the platting of this site.

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