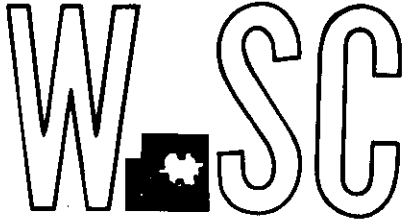


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 8, 1983

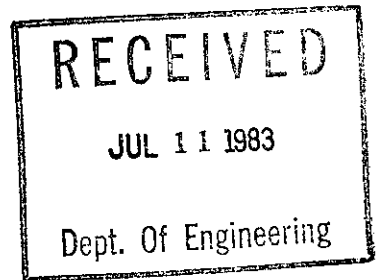
Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 83-61 - Final plat of Abner Jackson Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 7, 1983, 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 abandonment or relocation of utilities from the alley right-of-way being vacated. This includes abandonment of a sanitary sewer line and possible relocation of electric and telephone lines.
- B. The applicant shall guarantee the construction and paving of the east/west alley being dedicated by this plat. The paving may be guaranteed by petition, said petition to be held until there is a petition to pave the balance of the alley.
- C. The applicant shall guarantee the closure of the vacated alley return at 13th Street.
- D. The applicant shall guarantee the closure of two of the four driveways to 13th Street from this property.
- E. The applicant is advised that at the time of site redevelopment, those existing driveways to Ohio and Wabash which are not to be utilized should be closed.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since there are no structures within the needed right-of-way for 13th Street, the final plat tracing shall omit reference to the platting of Reserve A and the contingent dedication and shall dedicate the north 20 feet of this property for 13th Street.



Baughman Company, P.A.
Page 2
July 8, 1983

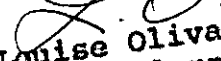
- H. The final plat tracing shall indicate the amount of existing half-street rights-of-way adjacent to this plat and the amount of street right-of-way being dedicated by this plat.
- I. The final plat tracing shall indicate a 35-foot building setback from 13th Street. This setback may be jogged around the existing structure and proposed building addition.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 July 14, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Abner Jackson, 1125 E. 13th, 67214
X Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-61 Name Abner Jackson Addition
Date Application Rec'd. 6-24-83 Preliminary Approval _____
Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location South side of 13th St. North between Wabash & Ohio Avenue

Owner Abner Jackson
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>1.42 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential _____
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>1</u> | a. <u>20</u> R/W <u>141</u> ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>141</u> ft. |
| 3. Minimum Lot Frontage <u>271 ft.</u> | 8. Sidewalk adjacent to all streets <u>x</u> yes _____ no |
| 4. Minimum Lot Area <u>55,329 sq. ft.</u> | |
| 5. Existing Zoning <u>"B"</u> | |
| 6. Proposed Zoning <u>(Z-2460) "C"</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2460) requesting "B" to "C" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan for this property.
- B. As can be noted on the sketch plat, the applicant is vacating a portion of the north/south alley in this block in order to expand the existing structure to the west. The applicant shall guarantee the abandonment or relocation of utilities from the alley right-of-way being vacated.
- C. The applicant shall guarantee the construction and paving of the east/west alley being dedicated by this plat.
- D. The applicant shall guarantee the closure of the vacated alley return.
- E. The applicant shall guarantee the closure of two of the four driveways to 13th Street from this property.
- F. The applicant is advised that at the time of site redevelopment, those existing driveways to Ohio and Wabash which are not to be utilized should be closed.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since there are no structures within the needed right-of-way for 13th Street, the final plat tracing shall omit reference to the platting of Reserve A and the contingent dedication and shall dedicate the north 20 feet of this property for 13th Street.
- I. The final plat tracing shall indicate the amount of existing half-street rights-of-way adjacent to this plat and the amount of street right-of-way being dedicated by this plat.

(over)

- J. The final plat tracing shall indicate a 35-foot building setback from 13th Street. This setback may be jogged around the existing structure and proposed building addition.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Sub-division Regulations.