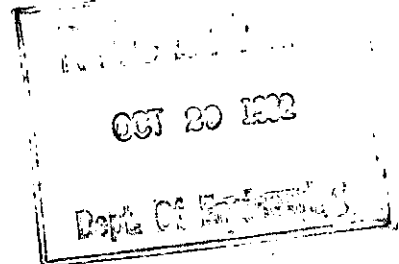


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



October 29, 1982

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

Re: S/D 82-62 - Final plat of Aero Capitol Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 28, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this property has been approved for light commercial zoning and 2nd Street 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 site redevelopment and that the existing sidewalk on West Street will be reconstructed at the new property line.
- B. The final plat tracing shall indicate "access control except for 1 opening" to West Street. This access control shall be referenced in the plattor's text.
- C. The final plat tracing shall indicate a 30--foot contingent dedication for Colorado Street. The contingency will be based on the City's need for the right-of-way for any street related purpose.
- D. The final plat tracing shall indicate a 20-foot building setback from the contingent dedication for Colorado Street.
- E. The applicant shall make satisfactory arrangements with K.G.&E. for removal of the east/west electric line through this property.
- F. The applicant shall be advised that the structure which encroaches the 35-foot building setback from West Street may not be expanded within the setback.

Baughman Company, P.A.

10-29-82

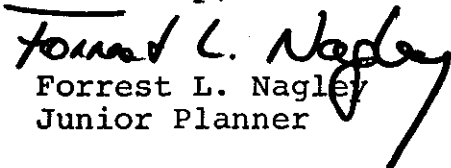
Page 2

- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 November 4, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Aero. Capitol Investment Co., Inc., Agent: Jeff Bannon, 946  
N. West St., 67203  
Mike Lindebak, City Engineering

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-62 Name Aero Capitol Addition  
Date Application Rec'd. 10-15-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-28-82

DESCRIPTION

General Location Southwest corner of West Street and 2nd Street

Owner Aero Capitol Investment Co., Inc.  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 1.04 acres
- 2. Number of Lots :
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 145 ft.
- 4. Minimum Lot Area 37,789 sq. ft.
- 5. Existing Zoning "LC" (Z-2359)
- 6. Proposed Zoning \_\_\_\_\_
- 7. Lineal Feet of New Street
  - a. 30 R/W 150.09 ft.
  - b. 5 R/W 251.97 ft.
  - c. 20 R/W 150.00 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 552.06 ft.
- 8. Sidewalk adjacent to all streets X yes \_\_\_\_\_ no  
(On West. St. only)
- 9. Is public water available X Yes \_\_\_\_\_ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes \_\_\_\_\_ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No
- 12. City of Wichita X 3-Mile Area \_\_\_\_\_ Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2359) requesting "AA" and "B" to "LC" 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.
- B. Since this property has been approved for light commercial zoning and 2nd Street 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 site redevelopment.
- C. The final plat tracing shall indicate "access control except for 1 opening" to West Street and "complete access control" to Colorado Street. The granting of complete access control to Colorado allows the waiver of the required sidewalk on this street. Edgington Addition to the south, which is also zoned "LC", was required to grant complete access control to Colorado when it was platted in 1977. These access controls shall be referenced in the platting's text.
- D. The final plat tracing shall indicate a <sup>20</sup>~~35~~-foot building setback from Colorado Street.
- E. Prior to release of this plat for recording, the structure within the street right-of-way being dedicated for Colorado Street shall be removed.
- F. The applicant shall be advised that the structure which encroaches the 35-foot building setback from West Street may not be expanded within the setback.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

*Contingent R/W Colorado*

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.