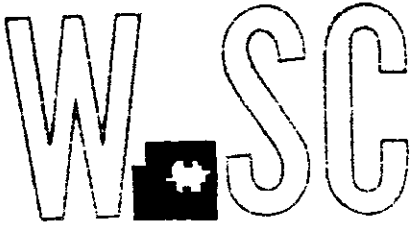


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

February 15, 1991

Greg Severance
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-8 - Davis Moore 7th Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1991, 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 8, 1991.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

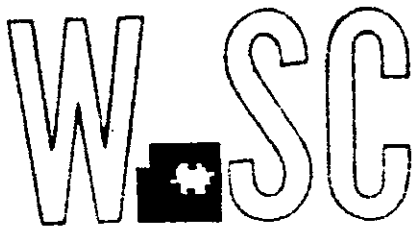
Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS
67218
~~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

February 8, 1991

Greg Severance
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-8 (Final Plat) Davis-Moore 7th Addition

Dear Greg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 7, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant needs to guarantee the closure of two drives to Elpyco. Both are located in an area of complete access control.
- C. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement in the south third of the plat. If the sanitary sewer line is abandoned prior to going to City Council, no guarantee will be needed.
- D. On the final plat tracing, the center line of Kellogg shall be indicated.
- E. The final plat tracing shall indicate the platting of the 35 feet building setback from Kellogg 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.

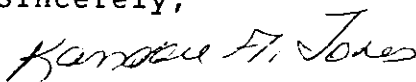
- F. The north/south easement at the south end of the plat shall more clearly indicate a 20 foot utility easement. The dimensions are confusing as indicated
- G. The final plat tracing shall indicate "complete access control" to Elpyco along the south 120 feet of the west property line in order to comply with the conditions of the rezoning (Z-3016) which was recommended for approval by the MAPC on January 17, 1991. The plattor's text shall be amended to reference the access control to Elpyco.
- 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.
- I. 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.
- J. The applicant should be advised, if there are any utilities in the abandoned sanitary sewer and utility easement, that will need to be relocated, letters from those utilities involved will need to be submitted to the Planning Department indicating the relocation has been satisfied.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. 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, February 14, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Jones
Associate Planner

Enclosure

cc: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS
67218
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

February 7, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-8 - DAVIS-MOORE 7th ADDITION

OWNER/APPLICANT: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Co., P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of Kellogg Between Elpyco & Bleckley

SITE SIZE: 2.1 Acres

NUMBER OF LOTS

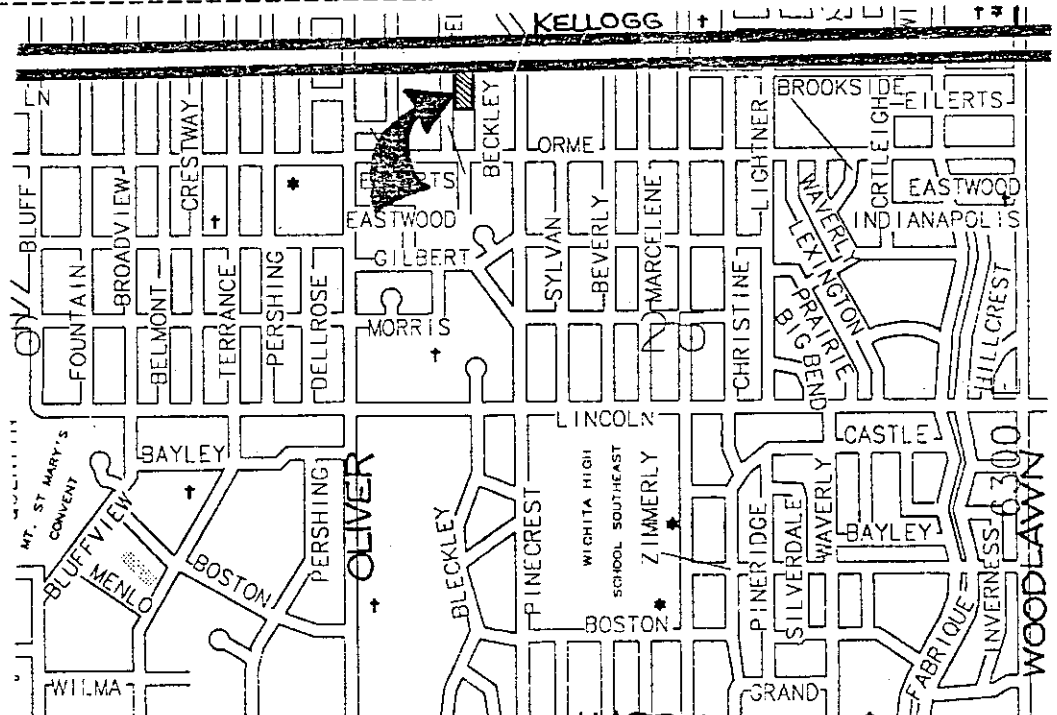
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 92,298 sq. ft.

CURRENT ZONING: "LC" Light Commercial and "RB" Four Family

PROPOSED ZONING: "LC" Light Commercial (Z-3016)

VICINITY MAP:



NOTE: This is a replat combining Davis-Moore 6th with 2 smaller lots of Nashville Park Addition. The Nashville Park Addition has requested a change to "LC" light commercial zoning. This case (Z-3016) is scheduled to go to the City Council 2/12/91.

STAFF COMMENTS:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant needs to guarantee the closure of one drive to Kellogg which is located in an area of complete access control.
- C. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement in the south third of the plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the center line of Kellogg shall be indicated.
- G. The final plat tracing shall indicate the platting of the 35 feet building setback from Kellogg 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.
- H. The north/south easement at the south end of the plat shall more clearly indicate a 20 foot utility easement. The dimensions are confusing as indicated.
- I. The final plat tracing shall indicate "complete access control" to Elpyco along the south 120 feet of the west property line in order to comply with the conditions of the rezoning (Z-3016) which was recommended for approval by the MAPC on January 17, 1991. The plattor's text shall be amended to reference the access control to Elpyco.
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if any right-of-way requirements for Kellogg need to be considered for this plat.
- O. City Engineering and the utility companies need to be prepared to comment if any utilities in the abandoned sanitary sewer will need to be relocated.

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