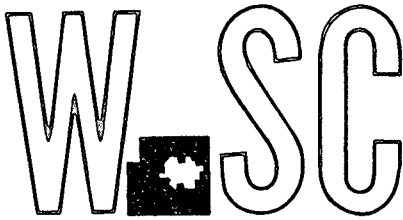
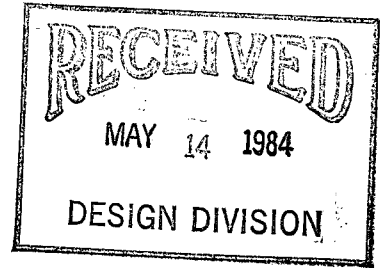


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 11, 1984

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

Re: S/D 84-43 - Final plat of Davis-Moore Second Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's lot grading plan shall be revised to indicate flumes out to Eilerts instead of the drives which are to be closed.
- B. The final plat tracing shall distinguish between the right-of-way for Kellogg Drive and the right-of-way for Kellogg. The final plat tracing shall indicate "complete access control" across the north line of Kellogg Drive to Kellogg.
- C. It is recommended that the MAPC waive the requirement for a walk on Fabrique as this would be a stub extension into a residential neighborhood which has no sidewalks. It is also recommended that they waive the requirement for a walk on Eilerts since complete access control to Eilerts is being granted. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the south side of Kellogg Drive where no walk now exists. The walk will need to be constructed when a building permit is obtained for further development on this lot.
- D. The final plat tracing shall indicate "complete access control" to Eilerts across the south line of this property. Appropriate reference shall be made in the plat's text.
- E. The applicant shall guarantee the closure of the 3 driveways to Eilerts Street.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.
May 11, 1984
Page 2

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, May 17, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: D & M Investments, a partnership, 9901 E. Kellogg, 67207
Everett Fettis, 120 S. Market, 67202
✕ Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-43

Name: Davis-Moore 2nd Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: South side of Kellogg between Courtleigh and Fabrique.

Owner: D and M Investments, a partnership

Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 2.85
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial: -
 - Total: 1
3. Minimum Lot Area: 124,217 sq. ft.
4. Existing Zoning: LC and B
5. Proposed Zoning: LC (Z-2576)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2576) requesting "B" to "LC" on the south portion of this property 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. The applicant has indicated only a 15-foot building setback from Fabrique Drive. No setbacks have been indicated from Kellogg Drive, Courtleigh and Eilerts. Appropriate building setbacks from these streets will be discussed at the meeting.
- C. The final plat tracing shall distinguish between the right-of-way for Kellogg Drive and the right-of-way for Kellogg. The final plat tracing shall indicate "complete access control" across the north line of Kellogg Drive to Kellogg.
- D. Although the sidewalk ordinance requires sidewalks to be constructed adjacent to commercial sites, it is recommended that the MAPC waive the requirement for a walk on Fabrique as this would be a stub extension into a residential neighborhood which has no sidewalks. It is also recommended that they waive the requirement for a walk on Eilerts if complete access control to Eilerts is granted. The applicant should be required to submit a sidewalk certificate stating that a sidewalk will be constructed on the south side of Kellogg Drive where no walk now exists. The walk will need to be constructed when a building permit is obtained for further development on this lot.
- E. The final plat tracing shall indicate "complete access control" to Eilerts across the south line of this property. Appropriate reference shall be made in the plat's text.
- F. The applicant shall guarantee the closure of the 3 driveways to Eilerts Street.
- 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.

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