

B-53  
JI 232

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

December 1, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-101 Herndon-Bettis Addition

OWNER/APPLICANT: Billy Bob Herndon & David L. Bettis  
1202 W. Maple, Wichita, KS 67213

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northwest corner of Maple and Dodge

SITE SIZE: .3 Acre

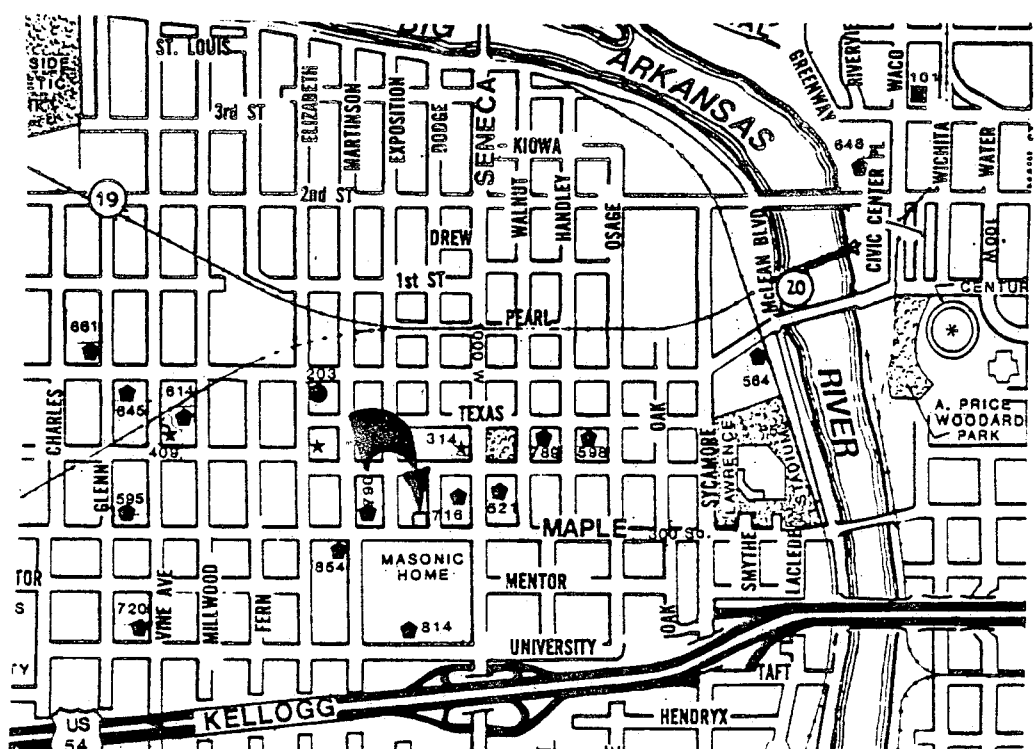
NUMBER OF LOTS

|              |   |
|--------------|---|
| Residential: |   |
| Office:      | 1 |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 1 |

MINIMUM LOT AREA: 12,589 sq. ft.

CURRENT ZONING: "B" (multi-family)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A Board of Zoning Appeals case (BZA 32-88) was approved for this site, allowing a reduction in the front yard setback to Dodge Street from 20-feet to 5-feet. This variance in the setback was approved in order to allow for the expansion of an existing structure.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - C. The final plat tracing shall indicate a contingent street dedication for Maple, providing as required for an arterial, 50-feet of half street right-of-way. That is this contingent dedication shall include that area along the southern line of the plat, in addition to the area being dedicated outright, so as to provide enough half street right-of-way for Maple to total 50-feet (35-feet existing + additional outright + contingent = 50-feet).
  - D. On the final plat tracing, the plattor's text shall be amended to reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street-related purpose.
  - E. On the final plat tracing, a 15-foot building setback (17-feet from the portion of the plat extending 2-feet further south) shall be indicated to Maple along the south line of the plat (this setback being 5-feet north of the contingent dedication line). Central Inspection has advised that the plattings of this building setback does not preclude the property owners 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. With the platting of the setback indicated above the dimension and 20-foot building setback line shown in the southeast corner of the final plat, should be deleted from the final plat tracing, since this area is now within or corresponds to the 15-foot setback to Maple.
  - G. On the final plat tracing a 2 1/2 foot utility easement shall be indicated along the west line of the plat. The plattor's text shall be amended to reference the granting of this easement. This 2 1/2 foot strip shall also be indicated as contingent alley dedication.

- H. The plattor's text shall indicate that "the contingent alley dedication is contingent upon the City's need for the alley right-of-way."
- I. The final plat tracing shall indicate the platting of access control, except for one-opening, across the south line of the plat, to Maple.
- J. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- K. On the final plat tracing, the MAPC signature block shall indicate Sue L. Crockett 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.

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 8, 1988

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

Re: S/D 88-101 - HERNDON-BETTIS 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,

R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Billy Bob Herndon, etal, 1202 W. Maple  
Wichita, KS 67213  
Pettit-Bullinger Architects, 1202 E. 1st  
Wichita, KS 67214  
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  
154 S. St. Francis  
Wichita, KS 67211

Re: S/D 88-101 - HERNDON-BETTIS 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 final plat tracing shall indicate a contingent street dedication for Maple, providing as required for an arterial, 50-feet of half street right-of-way. That is this contingent dedication shall include that area along the southern line of the plat, in addition to the area being dedicated outright, so as to provide enough half street right-of-way for Maple to total 50-feet (35-feet existing + additional outright + contingent = 50-feet).
- B. On the final plat tracing, the plattor's text shall be amended to reference that the proposed contingent street dedication is contingent upon the removal of the portion of the existing structure within the contingent street dedication.
- C. On the final plat tracing, a 15-foot building setback (17-feet from the portion of the plat extending 2-feet further south) shall be indicated to Maple along the south line of the plat (this setback being 5-feet north of the contingent dedication line). Central Inspection has advised that the plattings of this building setback does not preclude the property owners 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.

- D. With the platting of the setback indicated above the dimension and 20-foot building setback line shown in the southeast corner of the final plat, should be deleted from the final plat tracing, since this area is now within or corresponds to the 15-foot setback to Maple.
- E. On the final plat tracing a 2 1/2 foot utility easement shall be indicated along the west line of the plat. The plattor's text shall be amended to reference the granting of this easement. This 2 1/2 foot strip shall also be indicated as contingent alley dedication.
- F. The plattor's text shall indicate that "the contingent alley dedication is contingent upon the City's need for the alley right-of-way."
- G. The final plat tracing shall indicate the platting of access control, except for one-opening, across the south line of the plat, to Maple.
- H. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- I. On the final plat tracing, the MAPC signature block shall indicate Sue L. Crockett as Chairman.
- 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.

The enclosed "marked" copy of the final plat is for your information files.

S/D 88-101 Herndon-Bettis Addition  
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This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, December 8, 1988. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Billy Bob Herndon, etal, 1202 W. Maple  
Wichita, KS 67213  
Pettit-Bullinger Architects, 1202 E. 1st  
Wichita, KS 67214  
Mike Lindebak, City Engineer