



STAFF COMMENTS:

NOTE: This revised final plat has been submitted for purposes of requesting two openings to Central Avenue across the south line of proposed Lot 1. When the final was previously approved in September, only one access point was requested.

The applicant has filed an associated zone change case (Z-2873), requesting "AA" to "LC" for the east 100 feet of proposed Lot 1. The remaining portion of this plat is already zoned "LC".

- A. Since this replat proposes the platting of a smaller lot for an existing building, and in order to assure that the required amount of off-street parking is available to accommodate the existing building, the applicant shall submit a parking layout plan for this subdivision. This plan shall be submitted to Central Inspection for their review and approval. A copy of the plan, with CID's approval signature, shall be submitted for the plat file.
- B. Approval of the final plat is subject to approval of the applicant's associated zone case (Z-2873).
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.
- G. The representative from the Traffic Engineer's office should be prepared to comment on the acceptability of two access points to Central from Lot 1.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

SEPTEMBER 24, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-94 - HENRY J. JACOBS ADDITION

OWNER/APPLICANT: Henry J. Jacobs

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: North side of Central, between Dougherty and Nevada.

SITE SIZE: 1.0 Acre

NUMBER OF LOTS:

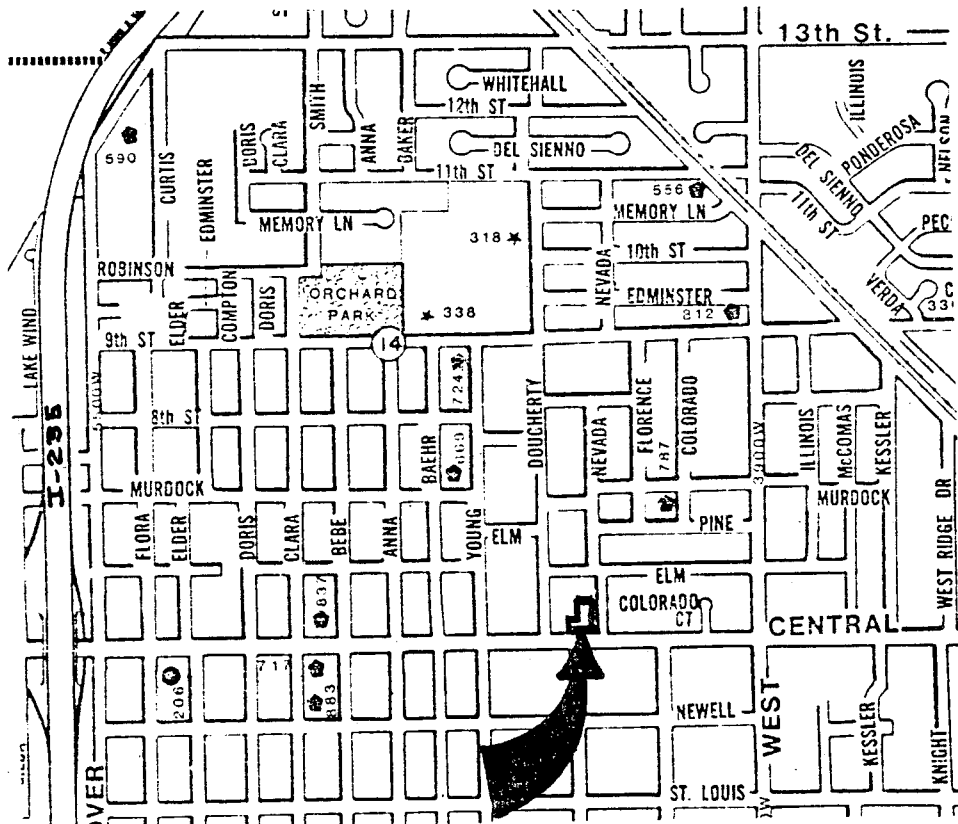
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,792 Sq. Ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-2873)

VICINITY MAP:



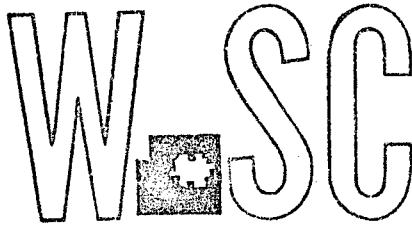
STAFF COMMENTS:

NOTE: The applicant has filed an associated zone change case (Z-2873), requesting "AA" to "LC" for the east 100 feet of proposed Lot 1. The remaining portion of this plat is already zoned "LC".

- 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. On the final plat tracing, the plattor's text shall be amended to reference that the location of permitted driveways to Central Avenue shall be determined by the City Engineer.
- D. On the final plat tracing, a 35-foot wide building setback shall be platted on each lot from Central Avenue.
- E. Since this replat proposes the platting of a smaller lot for an existing building, and in order to assure that the required amount of off-street parking is available to accommodate the existing building, the applicant shall submit a parking layout plan for this subdivision. This plan shall be submitted to Central Inspection for their review and approval. A copy of the plan, with CID's approval signature, shall be submitted for the plat file.
- F. The final plat tracing shall reference, in the plattor's text, the dedication of the street to and for the use of the public.
- G. Approval of the final plat is subject to approval of the applicant's associated zone case (Z-2873).
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this replat?

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

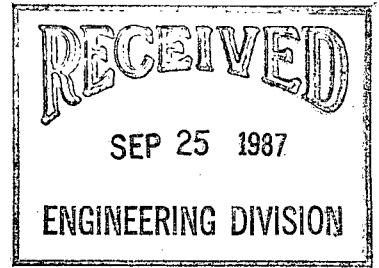
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 25, 1987



Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: Final Plat S/D 87-94 - HENRY J. JACOBS ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 24, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, the plattor's text shall be amended to reference that the location of permitted driveways to Central Avenue shall be determined by the City Engineer.
- B. On the final plat tracing, a 35-foot wide building setback shall be platted on each lot from Central Avenue.
- C. Since this replat proposes the platting of a smaller lot for an existing building, and in order to assure that the required amount of off-street parking is available to accommodate the existing building, the applicant shall submit a parking layout plan for this subdivision. This plan shall be submitted to Central Inspection for their review and approval. A copy of the plan, with CID's approval signature, shall be submitted for the plat file.
- D. The final plat tracing shall reference, in the plattor's text, the dedication of the street to and for the use of the public.
- E. Approval of the final plat is subject to approval of the applicant's associated zone case (Z-2873).
- F. 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.

WICHITA - SEDGWICK COUNTY

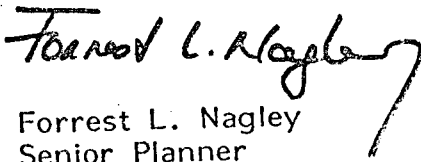
Final Plat S/D 87-94 - HENRY J. JACOBS ADDITION  
Page 2

- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this replat?

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, October 1, 1987. If you have any questions concerning this matter, please call.

Sincerely,



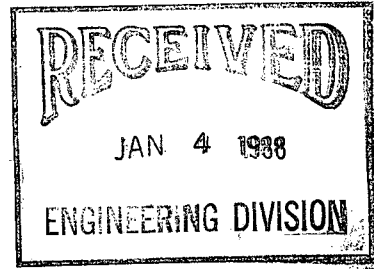
Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Henry J. Jacobs, 9314 Harvest Lane, Wichita, KS 67212  
✓ Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1668  
(316) 268-4551

December 31, 1987

Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: Final Plat S/D 87-94 - HENRY J. JACOBS ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 31, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this replat proposes the platting of a smaller lot for an existing building, and in order to assure that the required amount of off-street parking is available to accommodate the existing building, the applicant shall submit a parking layout plan for this subdivision. This plan shall be submitted to Central Inspection for their review and approval. A copy of the plan, with CID's approval signature, shall be submitted for the plat file. This plan has been received and this condition of approval has been met.
- B. Approval of the final plat is subject to approval of the applicant's associated zone case (Z-2873).
- C. It is the recommendation of the Subdivision Committee that two access points to Central Avenue not be approved. With this statement in mind, the final plat tracing shall indicate "access control except for one opening" to Central Avenue across the south line of Lot 1.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

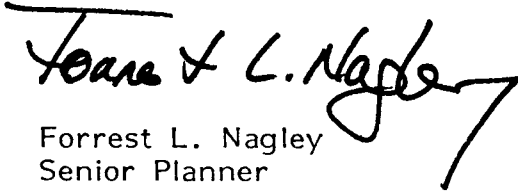
Final Plat S/D 87-94 - HENRY J. JACOBS ADDITION  
Page 2

G. 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 and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 21, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: ✓ Henry J. Jacobs, 9314 Harvest Lane, Wichita, KS 67212  
✓ Mike Lindebak, City Engineer