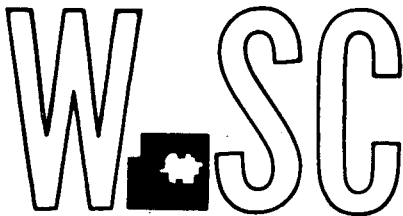


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 9, 1984

Mr. F. J. Reid, Chief  
Bureau of Traffic Engineering  
Kansas Department of Transportation  
State Office Building - 8th Floor  
Topeka, Kansas 66612

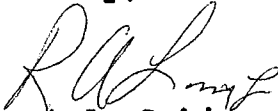
Re: Nolan's Gardens 2nd Addition, Wichita, Kansas.  
Located on the south side of 47th Street South  
in an area east of Broadway.

Dear Mr. Reid:

Attached please find a xerox copy of the site sketch submitted with the small one-lot plat of Nolan's Gardens 2nd Addition which some of my staff discussed with you on Thursday. The only access which this property now has is via the frontage road which connects with 47th Street about 400 feet east of this site. If this frontage road is to be removed, the lot owner will probably request a curb cut directly to 47th Street South.

We have suggested to the owner that he try to obtain an access easement across the K-Mart property to his west and utilize one or both of their existing openings. If he cannot or does not want to do this, we believe that we will have to allow him one direct curb cut to 47th Street South. You may wish to purchase access control at this location so that this does not happen.

Sincerely,

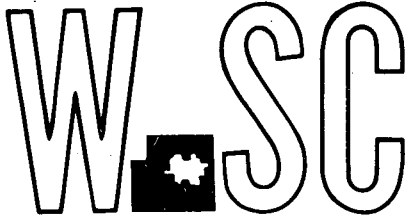
  
Robert A. Lakin  
Director of Planning

RAL:LO:bh

cc: Mike Lindebak, City Engineer



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 16, 1984

Poe and Associates, Inc.  
P.O. Box 11185  
Wichita, Ks. 67202

Re: S/D 84-14 - Final plat of Nolan's Gardens 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Direct access from this lot to 47th Street South (U.S. Highway 225) will require written approval from the Kansas Department of Transportation. This shall be obtained prior to the plat being submitted for City Commission review. If approval cannot be obtained from KDOT, the applicant will need to obtain a private access easement across adjacent property either to the west or to the east.
- B. Since light commercial zoning is being requested, a 35-foot setback from the north line of the lot should be designated on the plat.
- C. The final plat tracing shall indicate a 30-foot utility easement adjacent to the north line of the plat.
- D. Approval of any additional building sites in this immediate vicinity under this applicant's ownership will require an overall preliminary plat to be submitted so that some assurances can be obtained that the interior portions of the ownership will be provided with adequate public street access.
- E. In accordance with the applicant's lot grading plan, off-site private drainage easements to the southeast shall be obtained. These shall be submitted to the Planning Department for recording with the plat.

Poe and Associates, Inc.  
March 16, 1984  
Page 2

F. 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 March 22, 1984, at 1:30 p.m.  
If you have any questions concerning this matter, please  
call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Fourth National Bank and Trust Company, Trustee, 100 N.  
Broadway, 67202  
Bill Bachman and Associates, 1901 W. 13th, 67203  
Mike Lindebak, City Engineer