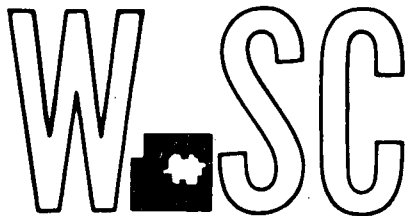


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 24, 1986



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

Re: S/D 86-4 - Final Plat of the Department of
Transportation 1st Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 1986, 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 January 17, 1986.

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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

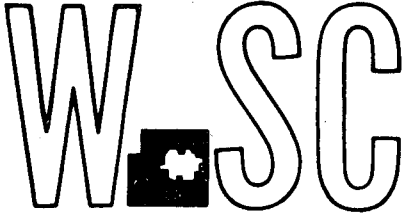
cc: Steven L. Potucek, Manager, Real Property, Department of
Administration
Mike Lindebak, City Engineer

C
O
P
Y

Sub-Division Jan. 16, '85

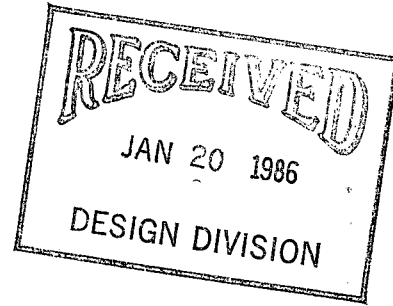
1. Donald H. Groves. Platted Access Control Vacation. No water problem.
2. IFR Inc., Vacation of Complete Access Control. No water problem.
3. MAPD. Vacation Alley R/W. No water problem.
4. Bluestem Village Second Addition. Final Plat. Item B., mains to be extended. No water problem. Pipe sizing to be reviewed before plans completed.
5. Eastminister Addition. Item B., mains to be extended, no water problem.
6. Air Products Addition. Prelim. Plat. Item A, wells, no water problem.
7. Vulcan - North Addition. Prelim. Plat. Item A, wells, no water problem.
8. Dept. of Transportation 1st Addition. Final Plat. Area now served, no water problem.
9. Gospel Addition. Final Plat. No water problem, area now served.
10. Davis Moore 4th Addition. Final Plat. No water problem, area now served.
11. Maurice & Allie Caster. Street CU Dedication. 45th St. N. No water problem.
12. O. L. C. Properties. Granting Utility Esmt. No water problem.
13. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 17, 1986

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

Re: S/D 86-4 - Final Plat of the Department of Transportation 1st Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 1986, 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 the dedication of additional street right-of-way for 13th Street at the northeast corner of the lot. This right-of-way is needed in order to provide for a minimum of 50 feet of half-street right-of-way for the arterial street.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pennsylvania at the time of site development. (Commercial Zoning)
- C. Since alley right-of-way is being vacated by this replat, proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- D. The perimeter of this plat shall be altered to provide for the vacation of the northern portion of the alley right-of-way to the west of this plat.
- 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 Board of City Commissioners.

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

C
O
P
Y

Baughman Company, P.A.

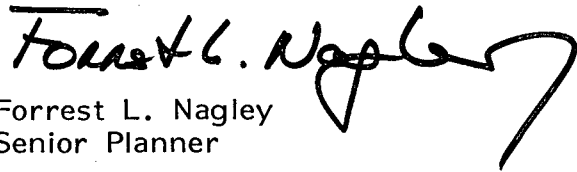
Re: S/D 86-4 - Final Plat of the Department of Transportation
1st Addition.

January 17, 1986

Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 23, 1986. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is stylized with a large, sweeping flourish at the end.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Steven L. Potucek, Manager, Real Property, Department of
Administration
✓ Mike Lindebak, City Engineer

Pre-Sub 11-7-85

21

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deuschies Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cronbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6-2 (448-80-925-8082-071-071-11)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location of developers expense ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, Water to be extended. Existing water main in Comotora extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comotora St.
13. Mulberry East Addition. Preliminary Plat. Item B, Water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hodijski. Lot Split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

S/D No.: 86-4 Name: DEPARTMENT OF TRANSPORTATION 1ST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: Southwest corner of 13th Street North and Pennsylvania.
Owner: City of Wichita, c/o Steve Potucek
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.4 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 13,887 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-
-

STAFF COMMENTS:

- A. The final plat tracing shall indicate the dedication of additional street right-of-way for 13th Street at the northeast corner of the lot. This right-of-way is needed in order to provide for a minimum of 50 feet of half-street right-of-way for the arterial street.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pennsylvania at the time of site development. (Commercial Zoning)
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Sub. Dir.
Agenda
11-7-85
#15

CITY LAND INVENTORY CASE

13TH STREET/PENNSYLVANIA PROPERTY

Owner: City of Wichita

Legal: See attached plot plan.

General Location: Southwest corner of 13th Street and Pennsylvania.

Zoning: "LC" (light commercial)

COMMENTS:

- A. Given the close proximity of this property to the intersection of I-35 and 13th Street, it is questioned whether this property should be transferred from City ownership. The representatives from the City Engineer's office and the Traffic Engineer should be prepared to comment.
- B. The Planning Department's 200 scale base maps indicate that, when I-35 Highway was constructed, "complete access control" was taken from this site to 13th Street. The representative from the City Engineer's office should be prepared to verify if the access control exists.
- C. If this property is to be sold, the site should be replatted to establish building setbacks from 13th Street and Pennsylvania. A 35-foot building setback is needed from 13th and a 20-foot setback is needed from Pennsylvania. Major street right-of-way may also be needed for 13th Street.
- D. If this commercially zoned property is developed, a sidewalk should be constructed along Pennsylvania to connect the sidewalk to the south with the sidewalk on 13th Street.
- E. The site is served by sanitary sewer and City water.