

S/D No.: 86-108 Name: KELLEY ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of Central Avenue, in an area west of Boyd Street.  
Owner: Stephen R. Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223  
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.74
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 14,428.34 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "LC" (Z-2813)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2813) requesting "AA" (single-family) to "LC" (light commercial) will be considered by the City Commission on December 9, 1986.

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2813).
- B. The applicant shall guarantee the closure of the driveway(s) to Arapaho Street from this property. Complete access control, to this residential street, is being granted from this commercially zoned property.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall reimburse the City for the special assessments not levied against proposed Lot 2, because of the existence of the "complete access control" which this plat proposes to vacate.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. Since the existing access control to Central Avenue from Lot 2 is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- 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. On the final plat tracing, the centerline of Arapaho Street shall be labeled.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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- M. 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 or easements required with this plat?
- N. The applicant's agent shall be prepared to address the issue of the driveway on this property that serves the home to the west of this plat. It is suggested that either the driveway be closed and a new driveway built on the property to the west, or perhaps, the applicant deed off a small portion of his property to the property owner to the west. This plat is dedicating complete access control to Arapaho Street.

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