

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

April 20, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-25 - KEENER ADDITION

OWNER/APPLICANT: Douglass H. Keener, 3130 Cromwell, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: Southside of 31st St. North in an area west of Hood.

SITE SIZE: 1.95 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

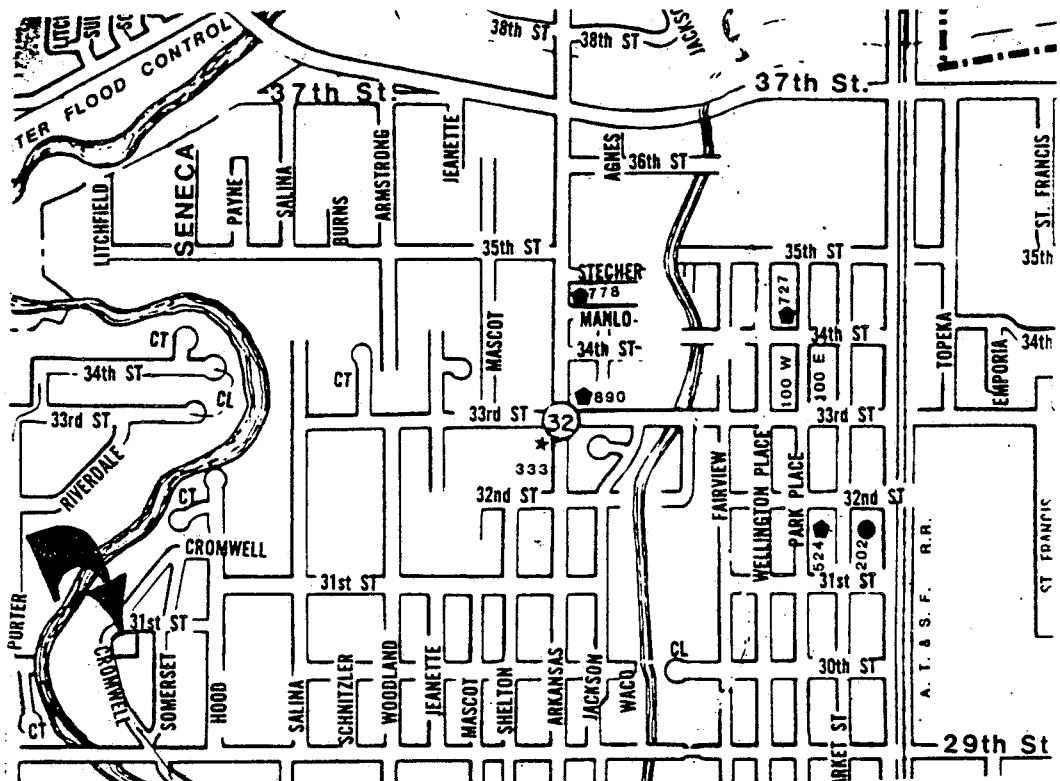
MINIMUM LOT AREA: 85,005 sq. ft.

CURRENT ZONING: "AA" single family

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VICINITY MAP:

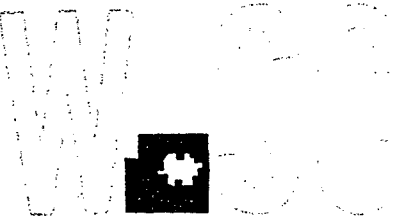


STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. City Engineering should be prepared to comment if any existing petitions have been submitted for paving of the local streets in this area and if this plat should consequently submit any such petitions (paving of adjacent 31st Street North and Cromwell).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate a 25-foot building setback from the perimeter streets.
- 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. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

April 21, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 89-25 - KEENER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 1989, 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 25-foot building setback from the perimeter streets.
- B. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- E. 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 89-25 - Keener Addition  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 27, 1989. If you have any questions concerning this matter, please call.

Sincerely,



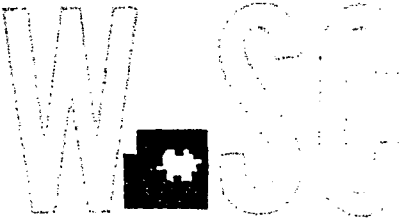
R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Douglass H. Keener, 3130 Cromwell, Wichita, KS 67204  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 28, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 89-25 - KEENER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 1989, 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 April 21, 1989.

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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Douglass H. Keener, 3130 Cromwell, Wichita, KS 67204  
Mike Lindebak, City Engineer