

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

September 22, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-83 - HARLIN'S ADDITION

OWNER/APPLICANT: Harlin R. Gray
623 N. Tracy
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Central and Tracy

SITE SIZE: 1.2 acres

NUMBER OF LOTS

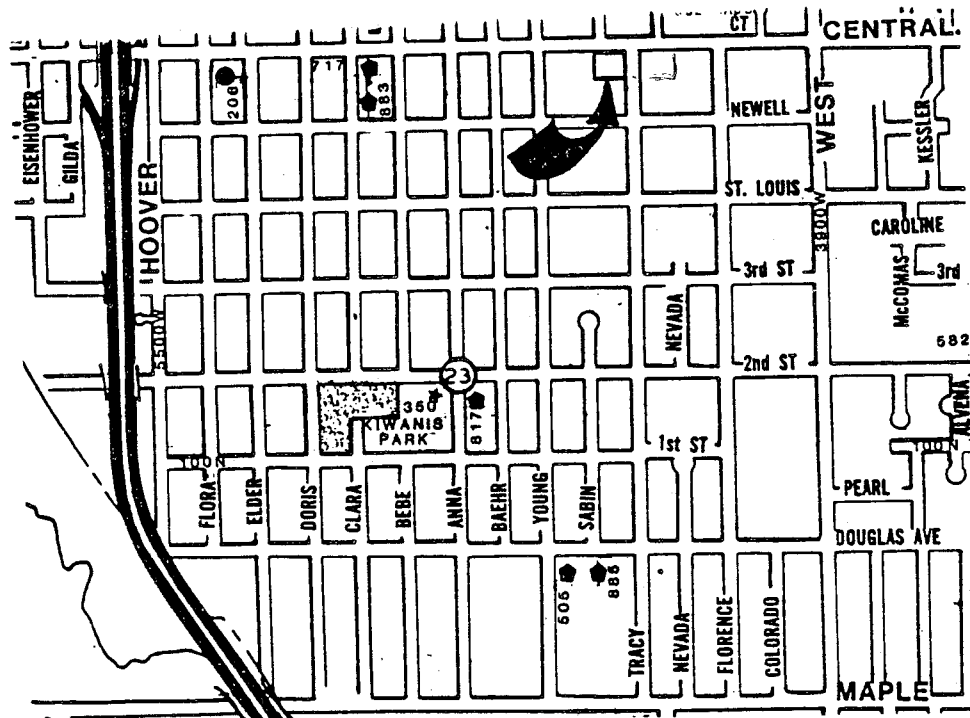
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 24,243 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

PROPOSED ZONING: "LC" Light Commercial District (Z-2880)

VICINITY MAP:



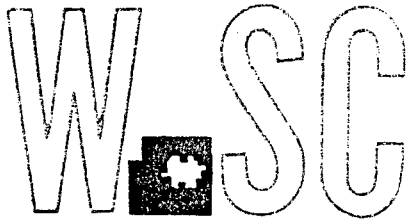
STAFF COMMENTS:

NOTE: The applicant's associated zoning case (Z-2880) requesting a change in zoning from "AA" (One-Family) to "LC" (Light Commercial) has been approved, subject to replatting.

- 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. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and if the building is removed, any new building construction must observe the platted building setback.
- D. Note the applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Tracy by this lot's commercial zoning be waived.
- 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. 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 City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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 26, 1988

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

Re: S/D 88-83 - HARLIN'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 22, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall attempt to obtain a valid petition for the paving of Tracy adjacent to the east line of the plat.
- B. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and if the building is removed, any new building construction must observe the platted building setback.
- C. Note the applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
- D. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Tracy by this lot's commercial zoning be waived.
- E. 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.

Baughman Co.
September 26, 1988
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- F. 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.
- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, September 29, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Harlin Gray, 623 N. Tracy, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 30, 1988

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

Re: S/D 88-83 - HARLIN'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 29, 1988, 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 September 26, 1988.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus'.

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Harlin Gray, 623 N. Tracy, Wichita, KS 67212
Mike Lindebak, City Engineer