

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

September 6, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-54 - REISMAN ADDITION

OWNER/APPLICANT: Harry W. Dickerson, 2924 E. Douglas, Wichita, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: Southwest corner of Hillside and English

SITE SIZE: .03 Acres

NUMBER OF LOTS

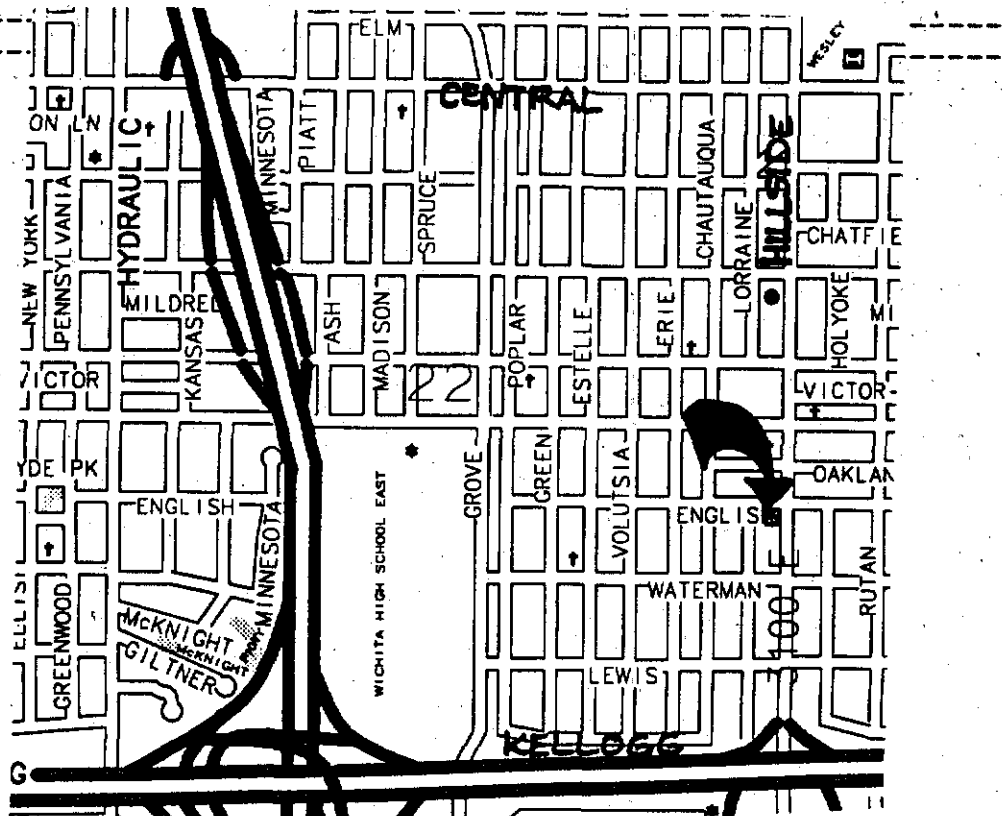
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 11,000 sq. ft.

CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "BB" Office District (Z-3004)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change from "A" Two Family to "BB" Office District (Z-3004) zoning was approved by the MAPC August 18, 1990. This zone change is scheduled for City Council review September 11, 1990. The site has been required to replat within one year after City Council approval in order to obtain street and alley right-of-way, access controls to Hillside and to establish appropriate building setbacks from Hillside and English.

- A. Approval of this plat shall be subject to approval of the associated zone case (Z-3004) and any conditions of that approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the driveway to English located in the area being indicated for complete access control on this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The 20 foot building setback to Hillside indicated for this plat is in line with the pattern of setbacks established through recent plats along this section of Hillside. However, the 10 foot setback to English is below both the established pattern of setbacks to the side streets in this area for plats along Hillside and the typical standard required for platting of "BB" zoned sites in general.

Plats on the east side of Hillside and either side of English (Anderson Investment 1st Addition and S.S. & E. Addition) both established 20 foot setbacks to English. Other Plats either side of Hillside and with similar zoning (BB and LC) have also been platted with 20 foot setbacks to such streets as Waterman and Second.

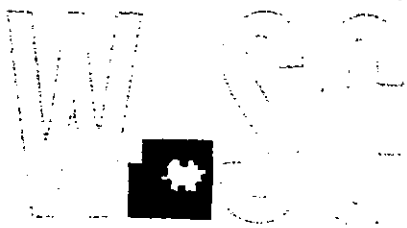
An existing structure immediately to the north of this site on the north side of English has been constructed across several existing lots and appears to be observing only a minimal sideyard setback under zoning. Immediately west of this site and west of the above indicated development, are existing residences which appear to be observing a minimum setback to English of 25 feet.

Under the above indicated conditions this site should be required to plat a 20 foot building setback to English. The applicant, however, has indicated that a site plan will indicate his need to establish only a 10 foot setback. Also, complete access control is being indicated to English from this plat in order to lessen the impact of this reduced setback. The final plat tracing shall indicate the setback determined appropriate by the Subdivision Committee.

- 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.

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

1957- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 14, 1990

T.L. Daniels
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 90-54 (Final Plat) Reisman Addition

Dear Mr. Daniels:

At the regular meeting of the Metropolitan Area Planning Commission on September 13, 1990, 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 September 7, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Certification that all due real estate taxes have been paid.
3. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

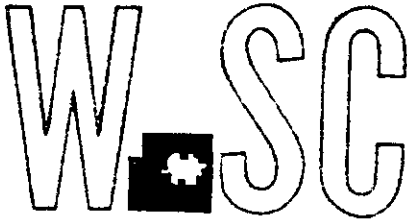
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cc: Michael A. Reisman, 3243 E. Murdock, Suite 600, Wichita, KS
67208

Harry W. Dickerson, 2924 E. Douglas, Wichita, KS 67214

✓ 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

February 28, 1991

Michael A. Reisman
3243 E. Murdock, Suite 600
Wichita, KS 67208

Re: Letter of Credit guaranteeing the closure of a driveway
on English required with the platting of Reisman
Addition. S/D 90-54 (Credit Number 4431).

Dear Mr. Reisman:

When you platted the Reisman Addition in November 1990, you
submitted a Letter of Credit from Bank IV Wichita in the amount
of \$500.00 as guarantee that the above-referenced improvement
would be made.

Since the improvement is still outstanding, we can authorize a
1-year extension of time to complete the required improvement
provided an amendment is submitted from the bank which references
the following:

1. A new project completion or default date of March 1,
1992.
2. A new negotiation or expiration date of June 1, 1992.
3. An updated dollar amount of \$550.00.

The amendment should be submitted to this office and addressed to
my attention. A processing fee of \$50.00 is required when
amendments are submitted. Please contact the bank and authorize
the amendment.

Should you have any questions about what is needed, please call
me at 268-4421. Action on your part is imperative in order to
avoid default on your guarantee and damage to your credit rating.

Sincerely,

Kandace A. Jones
Associate Planner

cc: Attn: Paul D. Stephenson, Exec., Vice Pres., Bank IV, P.O.
Box 4, Wichita, KS 67201-0004

Harry W. Dickerson, 2924 E. Douglas, Wichit, KS 67214

✓ Mike Lindebak, City Engineer