

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1  
March 9, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-11 - MIDTOWN FIFTH ADDITION  
OWNER/APPLICANT: City of Wichita C/O Steve Potucek  
SURVEYOR/ENGINEER: Lowell D. High  
LOCATION: Northeast corner of Wichita Street and 9th Street North  
SITE SIZE: 0.85 acres  
NUMBER OF LOTS  
Residential: 1  
Office:  
Commercial:  
Industrial:  
Total: 1  
MINIMUM LOT AREA: 36,954 sq. ft.  
CURRENT ZONING: "B" Multiple Family

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closing of the driveway within the area being granted as "complete access control."
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Should the drainage plan indicate storm run-off onto the railroad right-of-way a letter from the railroad shall be submitted that gives their approval.
- F. The MAPC signature block shall indicate "Sue L. Crockett" as "Chairman."
- G. The final plat tracing shall establish a 20-foot building setback from 9th Street.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. 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.
- J. 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.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

N. 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 or storm water guarantees required with the platting of this property?

Note: This plat was submitted in final form only.

1015	1016
1013	1014
1011	1012
1009	1010
1007	1008
1005	1006
1003	1004
1001	1002

WICHITA ST. 70  
 Res. A Lewellen's 2nd Add.  
 Res. B. LEWELLEN

947 134	948
945	946
943	944
941	942
939	940
937	938
12172	936
12171	934
2	928
ADDN	926
921	924
919	920
917	918
915	916
913	914
911	912
909	910
907 134	908
905 134	906
903 134	904
901	902

198 135	197
196	195
194	193
192	191
190	189
188 135	187
186 135	185
184 135	183
182	181
180	179
178	177
176 135	175

26 137	137	197
27	195	
28	193	
29	191	
30	189	
31	187	
32	185	
33	183	
34	181	
35	179	
36	177	
37	175	
38	173	
39	171	
40	169	
41	167	
42	165	
43	163	
44	161	
45	159	
46	157	
47	155	
48	153	
49	151	
50	149	

198	196	194	192	190	188	186	182	180	178	176	174	172	170	168	166	164	162	160	158	156	154	152	150
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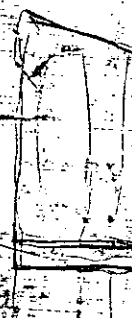
1119	1117	1115	1113	1111	1109	1107
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1113	1111	1109	1107
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213	211	209	207	205	203	201	199
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214	212	210	208	206	204	202	200
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MIDTOWN  
 THIRD  
 ADDN.

MAIN  
 NORTH MAIN ST  
 MARKET

Res. A

SEDGWICK COUNTY



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

March 10, 1989

Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: S/D 89-11 - MIDTOWN FIFTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 1989, 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 guarantee the extension of sanitary sewer to serve this plat.
- B. The applicant shall guarantee the closing of the driveway within the area being granted as "complete access control."
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall make satisfactory arrangements with Southwestern Bell for the relocation or removal of the existing phone cable within this plat.
- E. The MAPC signature block shall indicate "Sue L. Crockett" as "Chairman."
- F. The final plat tracing shall establish a 20-foot building setback from 9th Street.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. 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.

- I. 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.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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, March 16, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Steve Potucek, Property Management  
(City Engineering)  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
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Re: S/D 89-11 - MIDTOWN FIFTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 16, 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 March 10, 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: Steve Potucek, Property Management  
(City Engineering)  
Mike Lindebak, City Engineer