SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

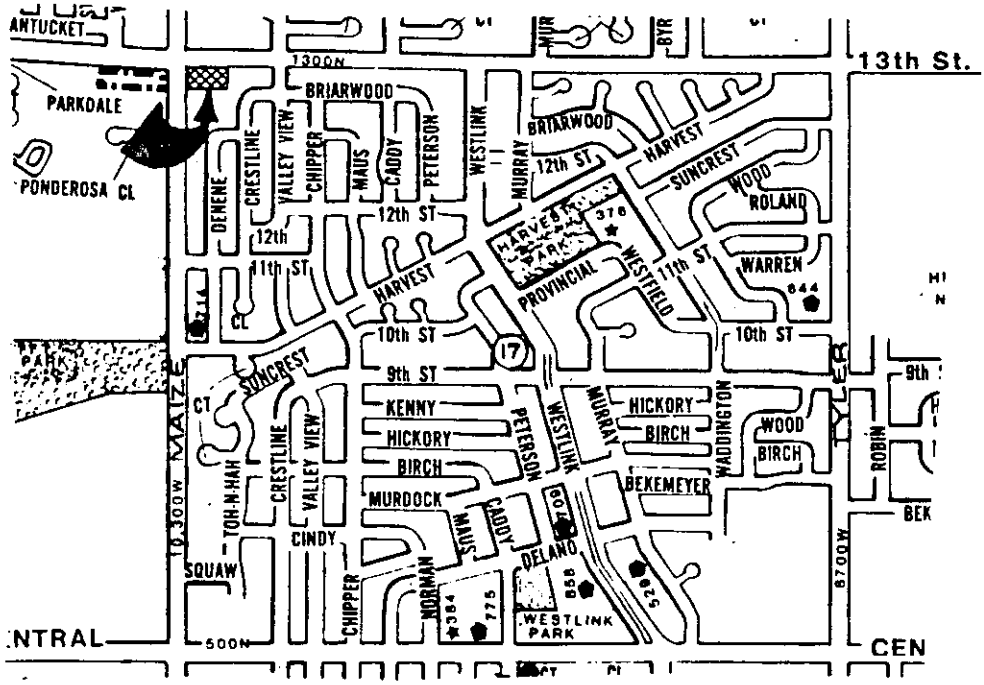
AGENDA ITEM NO. 8

February 22, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER:	S/D 90-9 - ZODY ADDITION
OWNER/APPLICANT:	Barbara & Keith Zody, c/o Wayne Fester, 545 N. Woodlawn, Wichita, KS 67208
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	Southeast corner of 13th Street North and Maize Road
SITE SIZE:	1.25 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	19,759 sq. ft.
CURRENT ZONING:	"LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a resubdivision of a portion of Lot 5, Block 1, Westlink Village Tenth Addition, originally platted in 1972; the area of this resubdivison and the portion from the original lot, not a part of this proposed plat, were split in 1981 (1/s 0512). The desire to create a third parcel necessitated this plat.

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 tracing shall indicate the platting of complete access control, to and from 13th Street, along the west 100 feet of Lot 1.

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.

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. 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.

H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

J. The Traffic Engineer should be prepared to comment on the requirement of 100-feet of complete access control for Lot 1.

Note: This plat is submitted in final form only.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1683
(316) 268-4561

February 23, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-9 ZODY ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 22, 1990, 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 the platting of complete access control, to and from 13th Street, along the west 100 feet of Lot 1.

B. The applicant is advised that at the time of site development the extension of storm sewer to serve this site may be required.

C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

D. Recording of the plat within 30 days after approval by the City Council.

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.

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 1,1990 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: Barbara G. & Keith L. Zody, c/o Wayne Foster, 545 N. Woodlawn, Wichita, KS 67208
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

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-9 ZODY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 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 February 23, 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. 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 due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Barbara G. & Keith L. Zody, c/o Wayne Foster, 545 N. Woodlawn, Wichita, KS 67208
~~Mike~~ Lindebak, City Engineer