

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

February 23, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-9 - ZIP'S ADDITION

OWNER/APPLICANT: Ridge Road Bowl, Inc., 749 N. Ridge Rd.,
Wichita, KS 67212

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

LOCATION: West side of Ridge Road in an area north of
Central Avenue.

SITE SIZE: 0.51 acres

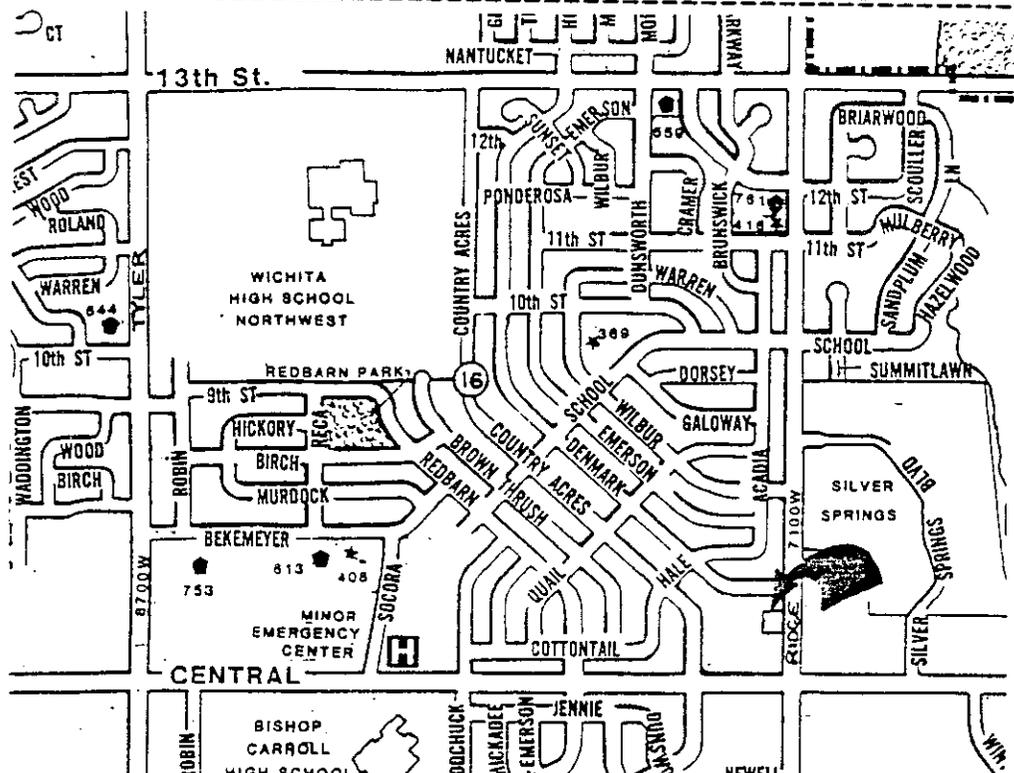
NUMBER OF LOTS

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

MINIMUM LOT AREA: 22,500 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- 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 "John Moir" as "City Clerk" in the City Council Signature Block.
- D. The applicant is advised that with the platting of this property the remaining portion of Lot 3, Block 1, Gentry 4th Addition will be landlocked without direct access to a public right-of-way. This land locked area is not a "buildable site."
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. 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 guarantees required with the platting of this property? Engineering should also indicate if additional utility easement should be provided to cover the existing sanitary sewer lateral located on this plat.

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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 24, 1989

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

Re: S/D 89-9 Final Plat of ZIP'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 23, 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 extend the 10-foot easement along the west line of the plat all the way to the plat's south line. The applicant shall also provide, by separate instrument, 10-feet of additional off-site easement to cover the existing sanitary sewer line along this plat's west property line.
- B. The final plat tracing shall include the portion of the lot to the north of this plat, originally left off of the preliminary plat.
- C. The final plat tracing shall indicate "John Moir" as "City Clerk" in the City Council Signature Block.
- D. The applicant is advised that with the platting of this property the remaining portion of Lot 3, Block 1, Gentry 4th Addition will be landlocked without direct access to a public right-of-way. This land locked area is not a "buildable site."
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 2, 1989. If you have any questions concerning this matter, please call.

Sincerely,

Tim Bickhaus D.L.

R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

cc: Ridge Road Bowl, Inc. 749 N. Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



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DEPARTMENT

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455 NORTH MAIN STREET
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(316) 268-4561

March 2, 1989

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

Re: S/D 89-9 Final Plat of ZIP'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 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 February 24, 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: Ridge Road Bowl, Inc. 749 N. Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer