

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # 7

MARCH 24, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-18 - KISSACK ADDITION

OWNER/APPLICANT: Marjorie M. Kissack, 4950 S. Broadway,  
Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of Broadway, south of 58th Street South.

SITE SIZE: 2.54 Acres

NUMBER OF LOTS:

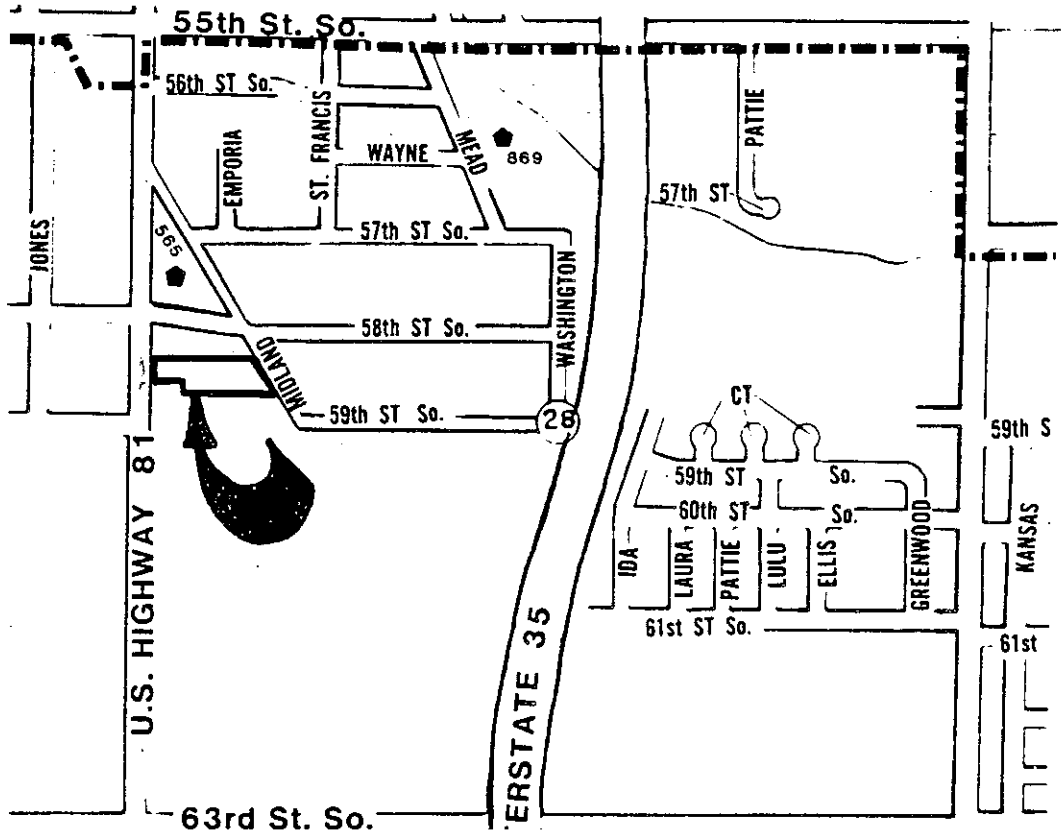
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 108,897 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "C" (SCZ-0586)

VICINITY MAP:



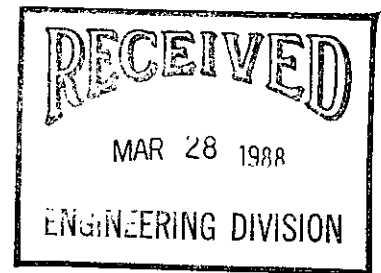
STAFF COMMENTS:

NOTE: A change from County "R-1" (suburban residential) to County "C" (general commercial) zoning has been approved for this site subject to replatting by March 2, 1989. (SCZ-0586)

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 is advised that the residential width drive serving this site should either be closed or reconstructed to commercial width standards.
- E. On the final plat tracing, the centerline of adjacent Midland Avenue shall be depicted along with the condemnation case number for the railroad right-of-way that apparently exists between this plat and Midland Avenue.
- F. On the final plat tracing, the granting of access control to Broadway shall be more completely referenced in the platting's text.
- 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 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from County 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH BLOCK  
105 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1687  
PHONE 366-4511

March 25, 1988

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

Re: Final Plat S/D 88-18 - KISSACK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of this lot. This petition will be held until it can be combined with other petitions in the area.
- 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 is advised that the residential width drive serving this site should either be closed or reconstructed to commercial width standards.
- E. On the final plat tracing, the centerline of adjacent Midland Avenue shall be depicted along with the condemnation case number for the railroad right-of-way that apparently exists between this plat and Midland Avenue.
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SEDGWICK COUNTY

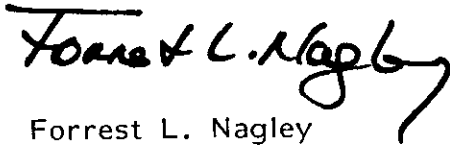
Final Plat S/D 88-18 - KISSACK ADDITION  
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- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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 and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 31, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Marjorie M. Kissack, 4950 S. Broadway, Wichita, KS 67216  
✓ Mike Lindebak, City Engineer

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VICINITY MAP:

SUBDIVISION COMMITTEE RECOMMENDATIONS:

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