

S/D No.: 87-80 Name: KENYON'S KORNER

Preliminary Approved:
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: Northeast corner of Topeka and Pawnee.
Owner: Seybrun L. Lathrom, 5738 S. Broadway, Wichita, KS 67216
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

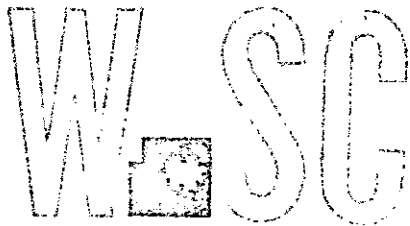
1. Gross Acreage of Plat: 0.51
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 22,205 Sq. Ft.
4. Existing Zoning: "A" and "LC"
5. Proposed Zoning: "LC" (Z-2856)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2856) requesting "LC" (light commercial) for this presently zoned "LC" and "A" (two-family residential) area, has been approved subject to replatting the area into one (1) lot within one year.

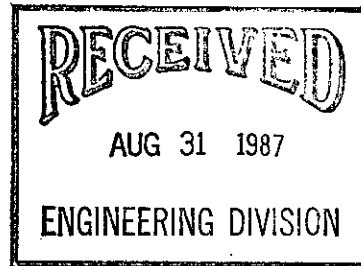
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that he should close the residential-width drive approach to Topeka if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. The final plat shall indicate a 35-foot building setback from both Topeka and Pawnee.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561



August 28, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 87-80 - KENYON'S KORNER

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 27, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 applicant is advised that he should close the residential-width drive approach to Topeka if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. The final plat shall indicate a 35-foot building setback from both Topeka and Pawnee.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. If drainage of this plat is by means of the adjacent alley, paving of this alley shall be guaranteed.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-80 - KENYON'S KORNER
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- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Seybrun L. Lathrom, 5738 S. Broadway, Wichita, KS 67216
Pat Kenyon, c/o J.P. Weigand & Sons, Inc., 150 N. Market,
Wichita, KS 67202
✓ Mike Lindebak, City Engineer

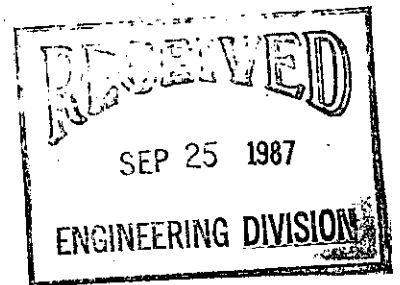
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 25, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-80 - KENYON'S KORNER

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 24, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As required by the drainage plan for this property, the applicant shall guarantee the paving of the adjacent alley, including storm sewers.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that he should close the residential-width drive approach to Topeka if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. On the final plat tracing, the governing body's signature block shall indicate that the dedications are accepted by the "City Council" of the City of Wichita, Kansas.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

WICHITA -- SEDGWICK COUNTY

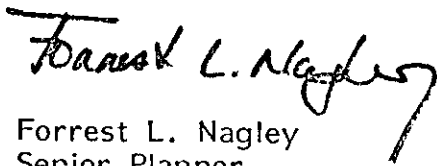
Final Plat S/D 87-80 - KENYON'S KORNER
Page 2

- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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, October 1, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

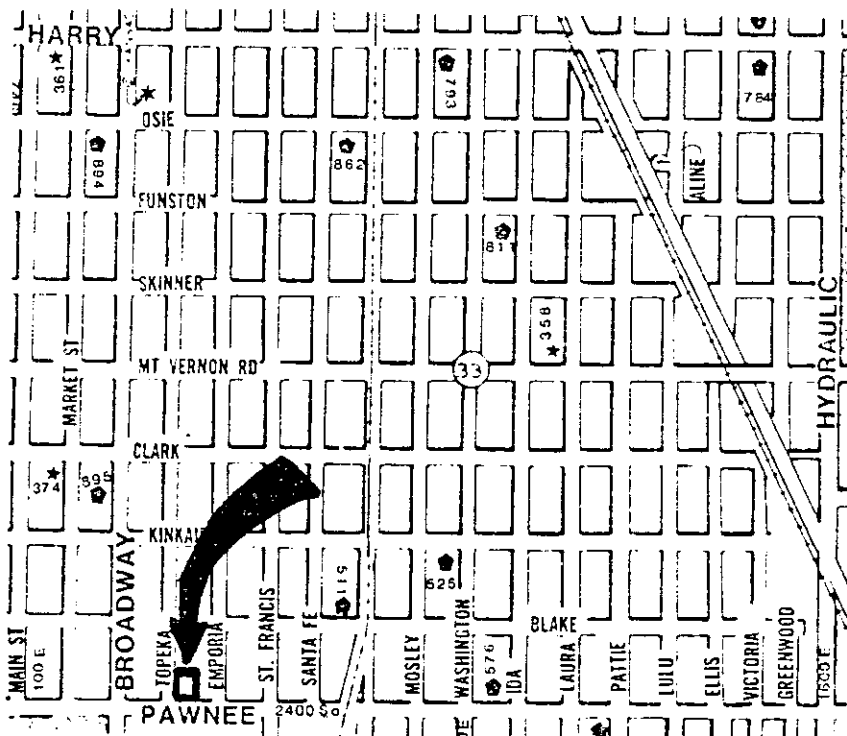
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Pat Kenyon, c/o J.P. Weigand & Sons, Inc., 150 N. Market,
Wichita, KS 67202
✓ Mike Lindebak, City Engineer

STAFF REPORT
(Final Plat; Preliminary Approved 8/27/87)

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OWNER/APPLICANT: Seybrun L. Lathrom
SURVEYOR/ENGINEER: Moehring & Associates
LOCATION: Northeast corner of Topeka and Pawnee.
SITE SIZE: 0.51 Acre
NUMBER OF LOTS:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1
MINIMUM LOT AREA: 22,205 Sq. Ft.
CURRENT ZONING: "A" and "LC"
PROPOSED ZONING: "LC" (Z-2856)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2856) requesting "LC" (light commercial) for this presently zoned "LC" and "A" (two-family residential) area, has been approved subject to replatting the area into one (1) lot within one year.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. If drainage of this plat is by means of the adjacent alley, paving of the alley is guaranteed. In this case, the applicant shall guarantee the alley paving.
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