

S/D No.: 86-106 Name: MILLER HEIGHTS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of Central, in an area west of Greenwich.
Owner: Jim Cohlma, 220 W. Douglas, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.6
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 57,057 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "C" (SCZ-0575)
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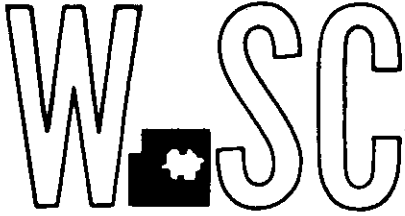
STAFF COMMENTS:

NOTE: The applicant has filed an associated County zone change case (SCZ-0575) requesting "LC" (light commercial) to "C" (commercial). An associated Conditional Use case (CU-300), requesting permission to establish a boat and motor sales business on property to be zoned "C", has also been filed by the applicant. The Planning Commission considered the two cases on November 24, 1986. Boat sales areas are first permitted in the "C" district with a conditional use permit.

- A. If sanitary sewer cannot be extended to serve this property in the immediate future, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. 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. Since this property will utilize a City of Wichita water supply line in Central Avenue, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The final plat tracing shall label the centerline of adjacent Central Avenue.
- F. On the final plat tracing, the wording in the plat's text, regarding the location of permitted access points to Central Avenue, shall be amended to reference that the determination shall be made by "the appropriate engineer" rather than "the appropriate governing body".
- 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 Board of City Commissioners.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or drainage easements needed?
- L. The representatives from City and County Engineering should be prepared to state what provisions should now be made to insure that this commercially zoned property will be connected to sanitary sewer when it becomes available.

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

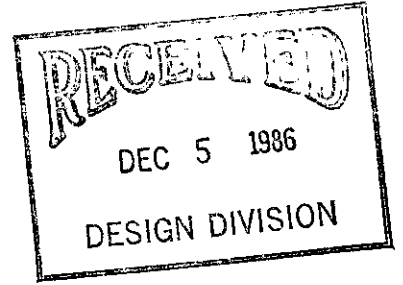
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 5, 1986



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

Re: Final Plat S/D 86-106 - MILLER HEIGHTS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If sanitary sewer cannot be extended to serve this property in the immediate future, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- B. The applicant shall contact the Bureau of Public Services relative to guaranteeing that this commercially zoned lot will connect to a future sanitary sewer which will serve this general area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property will utilize a City of Wichita water supply line in Central Avenue, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The final plat tracing shall label the centerline of adjacent Central Avenue.
- F. On the final plat tracing, the wording in the plat's text, regarding the location of permitted access points to Central Avenue, shall be amended to reference that the determination shall be made by "the appropriate engineer" rather than "the appropriate governing body".

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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. 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 Board of City Commissioners.

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, December 11, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Jim Cohlma, 220 W. Douglas, Wichita, KS 67202
Homer Miller, Contract Purchaser, 3437 Kinkaid Ct.,
Wichita, KS 67218
XMike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

1. Ferdinand Foeryg. Vacation of platted utility easement.
No water problem.
2. Woodlawn Development Co. Vacation of access control.
No water problem.
3. Southglen Addition. Final Plat. Existing main in 97th St S. Interior mains to be extended as required for development.
4. Amorado Estates Third Addition. Preliminary Plat. Item B, mains to be extended. 12" main in Eastport to be extended to Maize Rd. and extended in Maize along the plat. Otherwise no water problem.
5. Triple "B" Grove Addition. Final Plat. Petition now held for Harvest Chapel Addition to extend main in 55th to Seneca. Suggest main in Seneca be extended to serve the plat.
6. Penstemon Fourth Addition. Final Plat. Item B, mains to be extended. Main in Greenbriar Court should be tied at Greenbriar and also at Oxford to provide second feed to another independent source.
7. Woodland Estates 3rd Addition. Preliminary plat. Main to be extended in Shannon Way Court. No water problem.
8. Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 37th St. N. and Rob. No water problem.
9. World Impact Addition. Final plat. No water problem. Any additional mains required shall be extended observing required separation of water lines and sanitary sewers.

10. Westwind 2nd Addition. Item A, mains to be extended. Main to be extended from Woodchuck (when available) and in 21st along the plat. Main in Woodchuck to be extended as part of Westlink 14th plat. ROE & Assoc. designing a water line in 19th ending between Phyllis & Topaz.
11. Miller Heights Addition. Final plat. Item D, outside-the-city Water Service application, etc. required. No water problem.
12. Monterey Addition. Final Plat. Plat now served. ~~the~~ No water problem.
13. Kelley Addition. Final plat. Existing main in Central may be used to serve this property because of the access control to Arapaho.
14. Slawson Investment Corporation. Grant utility easement. No water problem.
15. W. A. Michaelis, Jr. et ux. Grant utility easement. No water problem.
16. Keith Anderson. Grant utility easement. No water problem.
17. Robert and Mary McComb. Grant utility easement. No water problem.
18. Other Matters.