

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

December 29, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-104 - WESTWOOD PRESBYTERIAN CHURCH ADDITION

OWNER/APPLICANT: Westwood Presbyterian Church Addition
Attn: Tom Rawlings

SURVEYOR/ENGINEER: Baughman Co.

LOCATION: Southwest corner of Maple and Woodchuck

SITE SIZE: 3 Acres

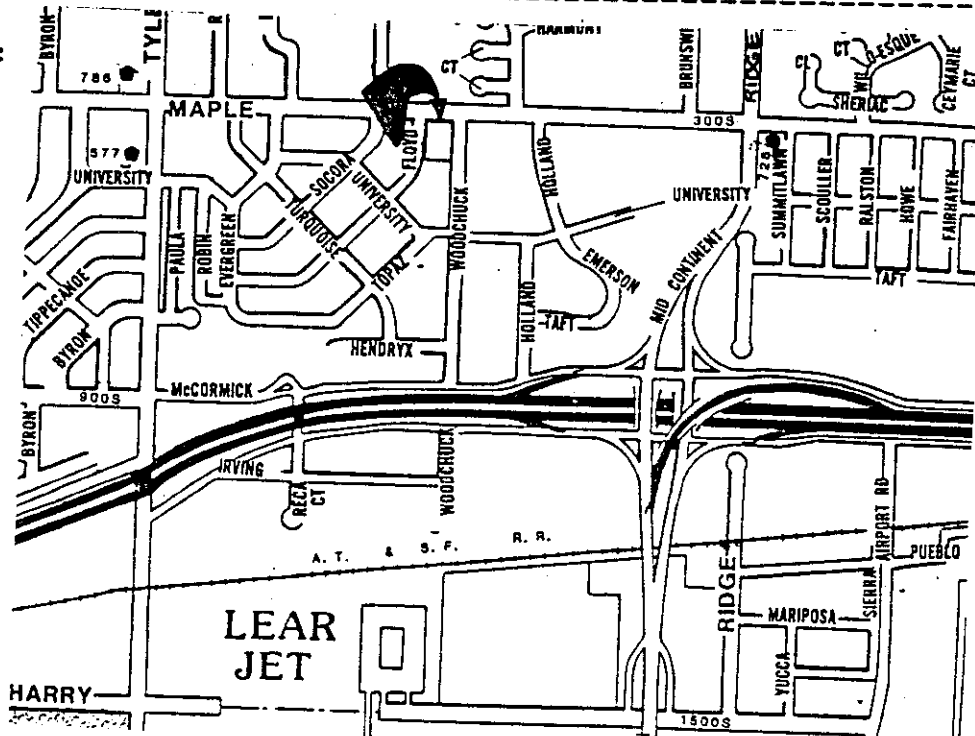
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.1 Acres

CURRENT ZONING: "AA" One-Family

VICINITY MAP:



STAFF COMMENTS:

Note: This side, with an existing church, is required to plat because of a planned expansion.

- 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. On the final plat tracing the building setback to Woodchuck shall be shown as 25, feet, except in the areas of the existing structure and planned expansion, in which case the setback may be reduced to correspond to these structures.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. On the final plat tracing, the center lines of the perimeter streets shall be labeled.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City 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.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

December 30, 1988

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 88-104 WESTWOOD PRESBYTERIAN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 29, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall attempt to obtain a valid petition to pave the perimeter streets, Floyd and Woodchuck, adjacent to this plat. If unsuccessful in obtaining these petitions, the applicant shall submit a letter stating their willingness to participate in any future street improvements for Floyd and Woodchuck.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing the building setback to Woodchuck shall be shown as 25, feet, except in the areas of the existing structure and planned expansion, in which case the setback may be reduced to correspond to these structures.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. On the final plat tracing, the center lines of the perimeter streets shall be labeled.
- 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.

S/D 88-104 Westwood Presbyterian Addition
December 30, 1988
Page 2

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

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, January 5, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



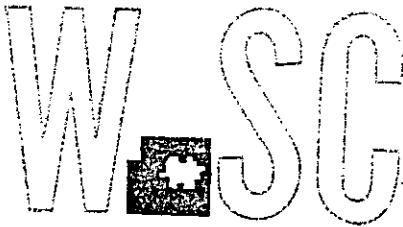
R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Westwood Presbyterian Church
Attn: Tom Rawlings
8007 W. Maple, Wichita, KS 67209
Trustee: Jim Donthitt
P.O. Box 770, Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 5, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 88-104 WESTWOOD PRESBYTERIAN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 5, 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 December 30, 1988.

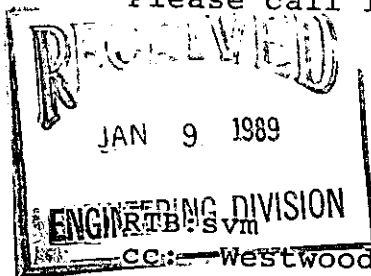
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner



cc: Westwood Presbyterian Church

Attn: Tom Rawlings

8007 W. Maple, Wichita, KS 67209

Trustee: Jim Donthitt

P.O. Box 770, Wichita, KS 67202

Mike Lindebak, City Engineer