

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 12

July 28, 1988

STAFF REPORT
(Final)

Tyler Rd
Replet. *81256*
Project #
Lot 12 BK 2
Floyd Bailey 9th Add

CASE NUMBER: S/D 88-60 - JOSH'S ADDITION
OWNER/APPLICANT: Howard D. and Peggy J. Ricketts, 636 South West Street,
Wichita, KS. 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of Tyler Road and Tyler Court in an
area south of Maple

SITE SIZE: 0.299 Acres

NUMBER OF LOTS:

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

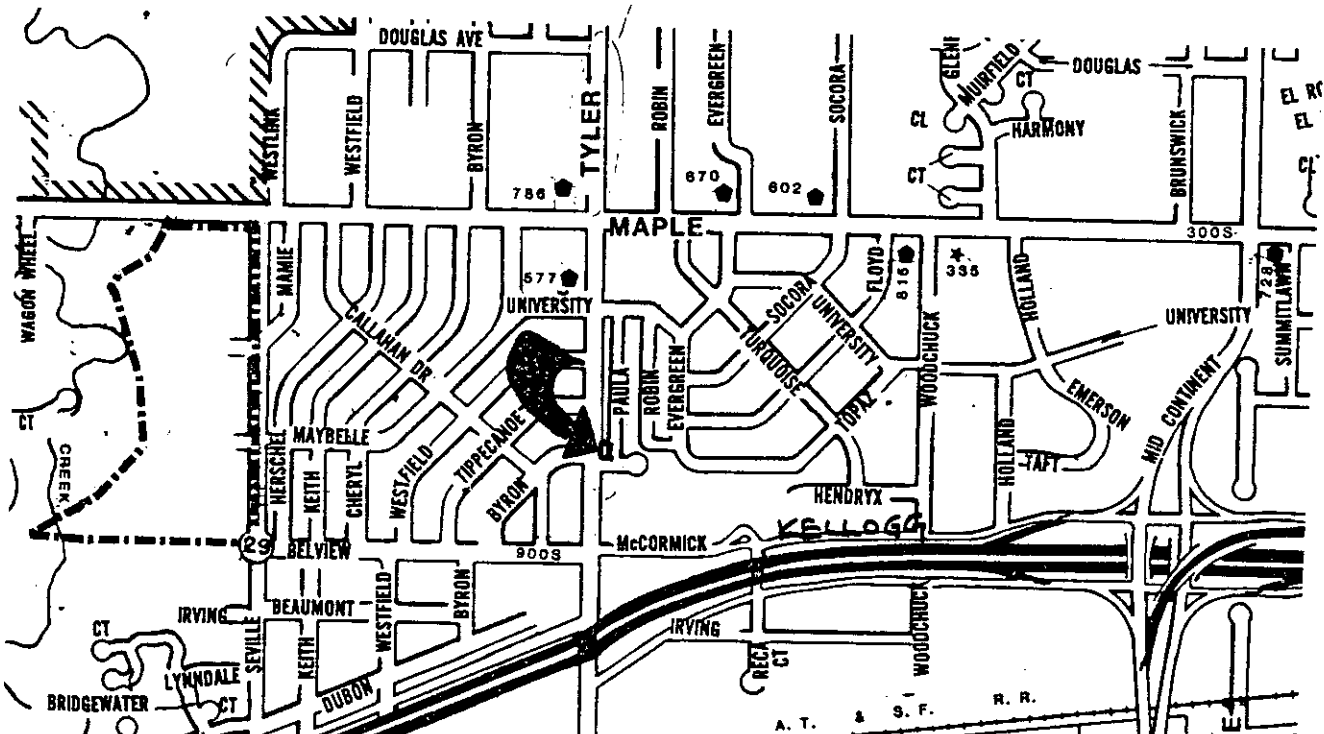
MINIMUM LOT AREA: 13,045.2

CURRENT ZONING: "BB"

PROPOSED ZONING: "OC" (Z-2889)

*pairing plans
for special*
3174
D 45
288

VICINITY MAP:

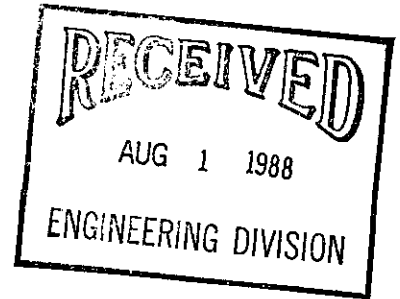


- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that if he wishes, a 20-foot building setback to Tyler Road may be indicated on the final plat tracing.
- 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 structure constructed on subject property.
- 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. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- 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. Specifically, are any drainage guarantees required with the platting of this property?
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

WICHITA - SEDGWICK COUNTY



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



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

Re: S/D 88-60 - Josh's Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

SEE EXHIBIT "A" - S/D 88-60

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, July 28, after the S/D meeting. If you have any questions concerning this matter, please call.

Sincerely,

Donald Losew

Donald Losew
Planner

DL/pb

Enclosure

cc: Howard D. and Peggy J. Ricketts, 636 South West Street,
Wichita, Kansas 67213
Mike Lindebak, City Engineer

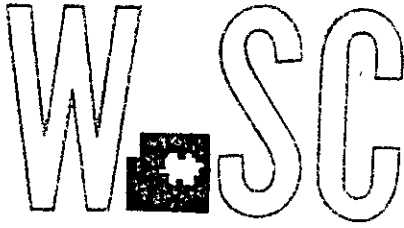
EXHIBIT "A" - S/D 88-60

JOSH'S ADDITION - FINAL PLAT

COMMENTS APPROVED BY S/D COMMITTEE 7/28/88

- A. The applicant is advised that if he wishes, a 20-foot building setback to Tyler Road may be indicated on the final plat tracing.
- B. The applicant shall either eliminate the access opening to Tyler Road on the final plat tracing, or make arrangements with City Engineering for payment of any special assessments required with the improvements associated with Tyler Road.
- C. 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 structure constructed on subject property.
- D. 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.
- 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. 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.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 5, 1988

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

Re: S/D 88-60 - Josh's Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 29, 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Planner

DL/pb

cc: Howard D. and Peggy J. Ricketts, 636 South West Street, Wichita 67213
Mike Lindebak, City Engineer