

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

December 27, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-67 - SCHUYLER ADDITION

OWNER/APPLICANT: Mark W. & Erin S. Schuyler

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West of Hillside in an area south of Kellogg

SITE SIZE: 15,102 sq. ft.

NUMBER OF LOTS

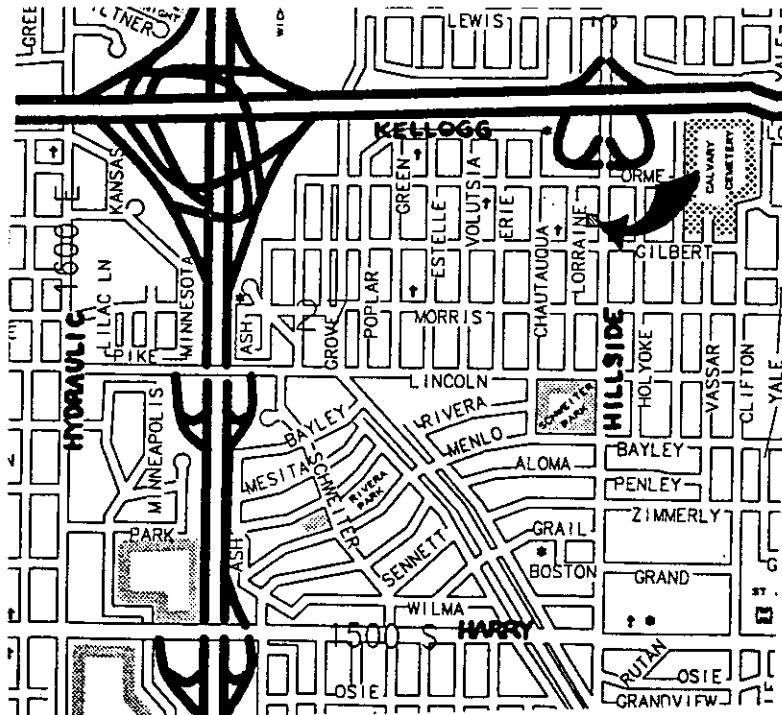
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 12,902 sq. ft.

CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "BB" Office(Z-2961)

VICINITY MAP:



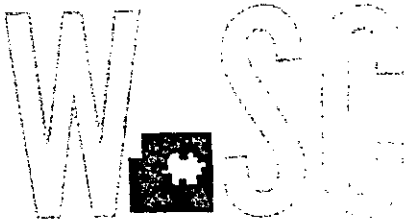
NOTE: The one lot of this plat was originally included in a two lot plat of the Blasi Addition. The Blasi Addition, however, was only completed for one lot which is immediately adjacent to the south line of this plat. The Blasi Addition was approved by the City Council on June 19, 1990. A zone change to "BB" office-district is still pending for this portion of the original site, and is subject to the platting being completed by June 19, 1991. Several of the comments originally noted during the review of the Blasi Addition have been incorporated into this final plat (alley right-of-way, access controls, building setbacks).

STAFF COMMENTS:

- A. Since two drives are presently indicated to Hillside, but access is to be limited to one-opening, a guarantee shall be submitted for closure of one drive.
- B. The platting text shall be amended to indicate the dedication of both the street and "alley" right-of-way to and for the use of the public.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.
- G. 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 27, 1990

Bill Korber
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-67 - (Final Plat) Schuyler Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 27, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since two drives are presently indicated to Hillside, but access is to be limited to one-opening, a guarantee or other appropriate assurance shall be provided for closure of one drive and reconstruction of the associated sidewalk.
- B. The plattor's text shall be amended to indicate the dedication of both the street and "alley" right-of-way to and for the use of the public.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. 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.

S/D 90-67 Schuyler
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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 3, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

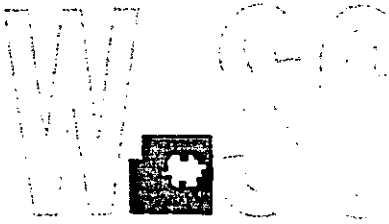
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Mark W. Schuyler, 536 S. Bluff, Wichita, KS 67218
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 3, 1991

Bill Korber
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-67 - Schuyler Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on January 3, 1991, 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 December 27, 1990.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Mark W. Schuyler, 536 S. Bluff, Wichita, KS 67218
Mike Lindebak, City Engineer