

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

May 31, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-34 - C.E. NICHOLS 2ND ADDITION

OWNER/APPLICANT: Chavous Nichols & Sons

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: N.E. corner of 13th St. N. & Green St.

SITE SIZE: 16,561.29 sq. ft.

NUMBER OF LOTS

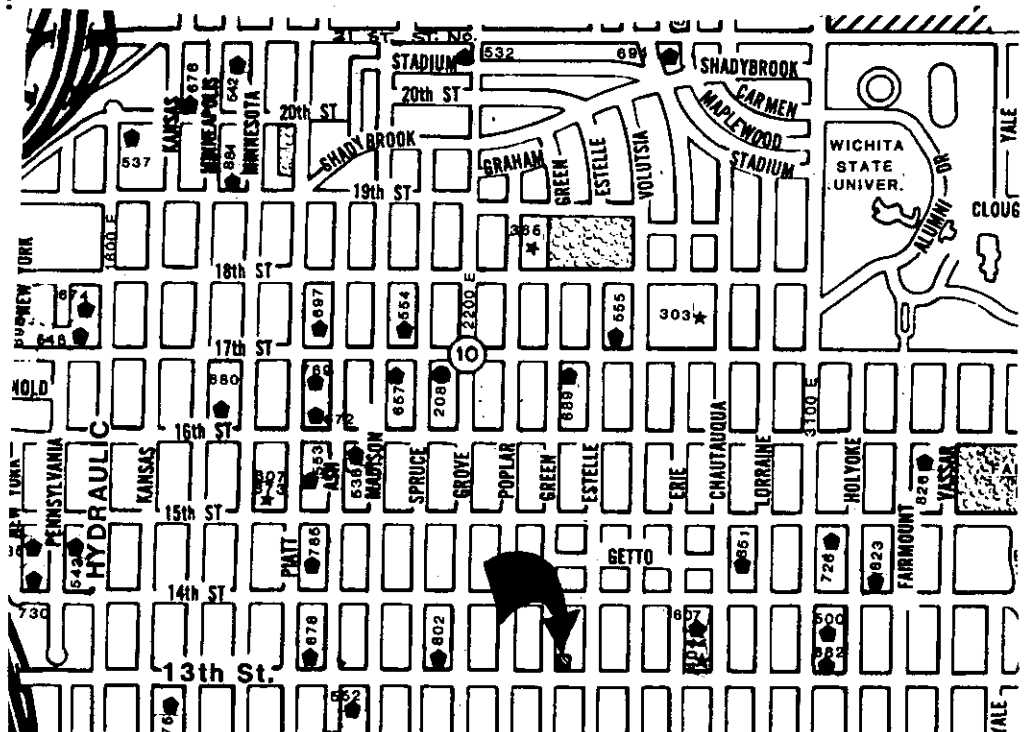
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,386.52 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling

PROPOSED ZONING: "C" Commercial (Z-2990)

VICINITY MAP:

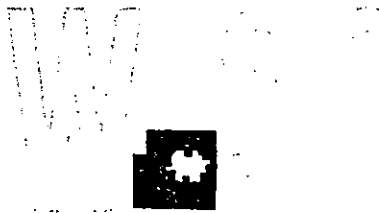


STAFF COMMENTS:

NOTE: A zone change from "A" two family to "C" commercial zoning has been approved for this site subject to it being replatted by May 8, 1991 (Z-2990).

- 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. For the MAPC signature bloc, the final plat tracing shall indicate George Sherman, Acting Chairman.
- D. The final plat tracing shall indicate a 35-foot building setback to 13th St. N.
- E. On the final plat tracing, the access control on the face of the plat shall be indicated as extending to the east line of the plat, not to the area of the alley dedication.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from the City Engineer's office 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 67202-1088
(316) 288-4561

June 1, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-34 - C.E. Nichols 2nd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. For the MAPC signature bloc, the final plat tracing shall indicate George Sherman, Acting Chairman.
- B. The final plat tracing shall indicate a 35-foot building setback to 13th St. N.
- C. On the final plat tracing, the access control on the face of the plat shall be indicated as extending to the east line of the plat, not to the area of the alley dedication.
- 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.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 90-34 - C.E. Nichols 2nd Addition
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1990. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Chavous Nichols & Sons
2516 E. 13th St.
Wichita, KS 67214
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 7, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-34 - C.E. Nichols 2nd Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 June 1, 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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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,

Don Losew
Senior Planner

DL:sm

cc: Chavous Nichols & Sons
2516 E. 13th St.
Wichita, KS 67214
Mike Lindebak, City Engineer