

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 84-8 Name Lamar's Addition  
Date Application Rec'd. 2-3-84 Preliminary Approval  
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location Southwest corner of Tyler and Maple

Owner Gibraltar Investments, Inc., c/o Donald Arnold, Jr.  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

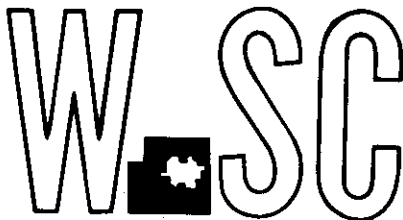
- |  |   |                              |                               |
|--|---|------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>0.6 acres</u>  | 7. Lineal Feet of New Street |                               |
| 2. Number of Lots :  |   | a. _____ R/W _____ ft.       |                               |
| Residential  | _____   | b. _____ R/W _____ ft.       |                               |
| Commercial   | _____   | c. _____ R/W _____ ft.       |                               |
| Industrial   | _____   | d. _____ R/W _____ ft.       |                               |
| Other  | _____   | e. _____ R/W _____ ft.       |                               |
| Total Number of Lots   | <u>1</u>  | TOTAL                        | <u>None</u> _____ ft.         |
| 3. Minimum Lot Frontage  | <u>140 feet</u>   | 8. Sidewalk adjacent to all  |                               |
| 4. Minimum Lot Area  | <u>26,425 sq. ft.</u>   | streets                      | <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning   | <u>LC</u>   |                              |                               |
| 6. Proposed Zoning   | <u>LC</u>   |                              |                               |
| 9. Is public water available                                   | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>              |                              |                               |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>              |                              |                               |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No  |                              |                               |
| 12. City of Wichita  | <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> |                              |                               |

STAFF COMMENTS:

- A. The south 55 feet of this property is included in a commercial community unit plan #DP-97 which has a large building setback which would prohibit use of this portion of the lot for anything other than parking without an amendment to the C.U.P. The south 15 feet of this lot proposes to utilize one of only two openings permitted to Tyler Road from the C.U.P. site. Planning staff has recommended to the property owners involved that the C.U.P. be amended to include the existing Quik-Trip site so that building setbacks, access controls, and parcel boundaries can be coordinated.
- B. The joint access agreement shall be drafted and submitted to the Planning Department for review. When approved, the document shall be recorded and the recording data shown on the final plat tracing.
- C. Since the applicant's site redevelopment plan indicates the south driveway as the only means of access to Tyler and further, since the plan also requires the closure of the existing driveway between the south driveway and the Maple and Tyler intersection, the final plat tracing shall indicate "complete access control" to Tyler except for the south 15 feet. The existing driveway, which the applicant's redevelopment plan eliminates, shall be closed at the time of site redevelopment.
- D. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

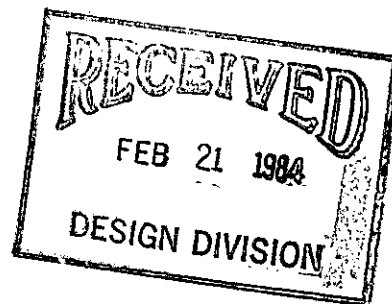
NOTE: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 17, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 84-8 - Final plat of LaMar's Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 16, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat shall not be released for recording until such time as the applicant's required amendment to the Westwood Hills Community Unit Plan has been approved by the Planning Commission. Said C.U.P. amendment shall provide for all of this lot to be included within the boundaries of the Community Unit Plan.
- B. The joint access agreement shall be drafted and submitted to the Planning Department for review. When approved, the document shall be recorded and the recording data shown on the final plat tracing.
- C. The final plat tracing shall indicate "complete access control" to Tyler except for the south 15 feet. The existing driveway, which the applicant's redevelopment plan eliminates, shall be closed at the time of site redevelopment.
- D. The final plat tracing shall indicate the existing K.G. and E. easement on this property (Film 81, page 1281). A copy of the instrument creating this easement shall be submitted along with the final plat tracing. If this easement interferes with redevelopment plans, the applicant may make satisfactory arrangements with K.G. and E. to relocate their service lines.

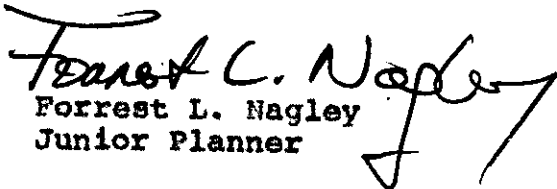
Baughman Company - 2-17-84  
Page 2

- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 February 23, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Gibraltar Inv., Inc., c/o Don Arnold, Jr., 209 E. William,  
67202  
Keil Hawkins, 429 Westfield Ct., 67212  
/ Mike Lindebak, City Engineer