

JANUARY 28, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-2 - LAMAR FIRST ADDITION

OWNER/APPLICANT: Robert M. Daniels & Vernon E. Galyardt,
c/o Harold Warner, Jr., 130 Miles Ave.,
Valley Center, KS 67147

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the south side of 26th Street North, in an area east
of Amidon.

SITE SIZE: 0.7 Acre

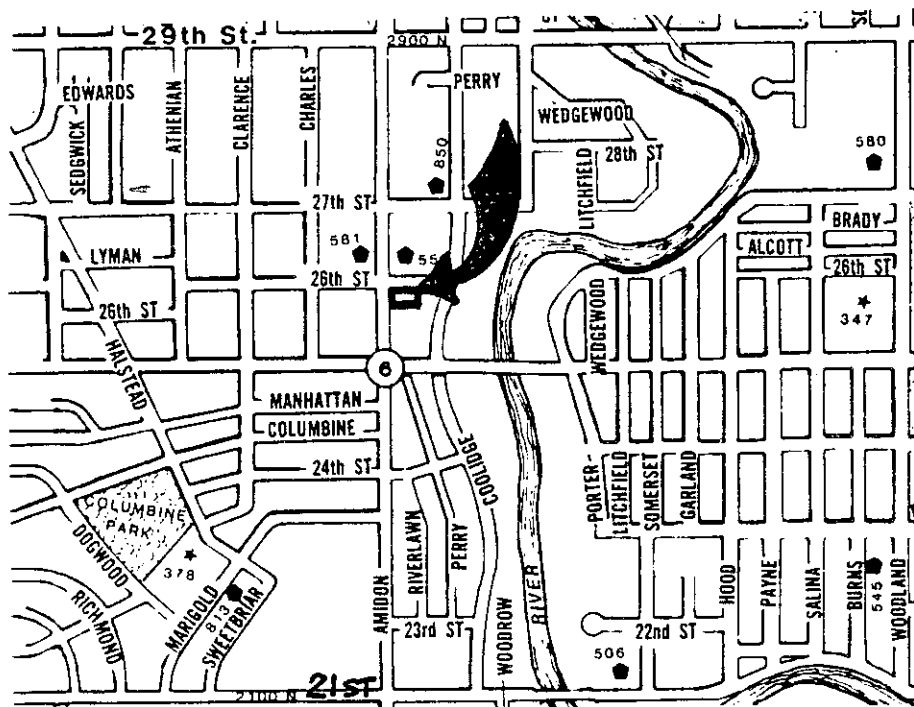
NUMBER OF LOTS:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 28,140 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z-2888)

VICINITY MAP:



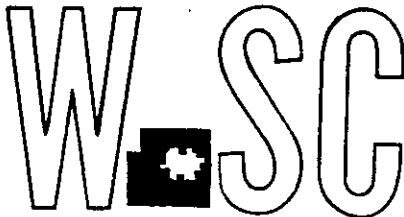
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2888), requesting "LC" (light commercial) zoning for the eastern portion of this property, has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid petition for the paving of 26th Street North adjacent to the north line of this subdivision.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 26th Street, by this lot's commercial zoning, be waived.
- 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. 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. 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat?

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

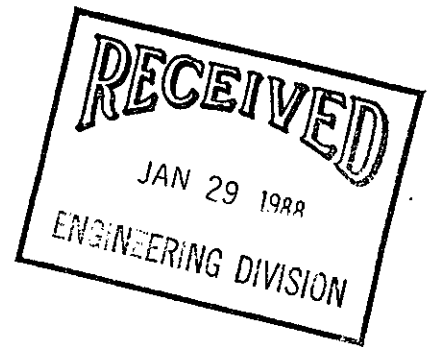
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 29, 1988



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

Re: Final Plat S/D 88-2 - LAMAR FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 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 for the paving of 26th Street North adjacent to the north line of this subdivision.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 26th Street, by this lot's commercial zoning, be waived.
- 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. 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. 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.

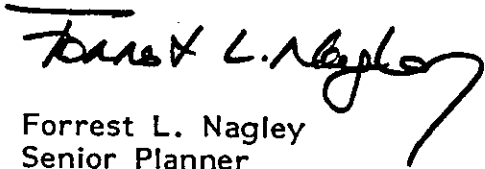
The enclosed "marked" copy of the final plat is for your information and files.

WICHITA - SEDGWICK COUNTY

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 4, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Robert M. Daniels & Vernon E. Galyardt, c/o Harold Warner, Jr.,
130 Miles Avenue, Valley Center, KS 67147
Mike Lindebak, City Engineer