

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 27, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-22 - JESSE WILLIAMS ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 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 April 20, 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,

A handwritten signature in dark ink that reads "Don Losew". The signature is written in a cursive style with a long horizontal stroke at the end.

Don Losew
Senior Planner

DL:sm

cc: Jesse C. Williams, 2762 Pershing, Wichita, KS 67220
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

April 19, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-2 - JESSE WILLIAMS ADDITION

OWNER/APPLICANT: Jesse C. Williams, 2762 Pershing, Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Hillside and 14th St. North

SITE SIZE: 0.6 Acres

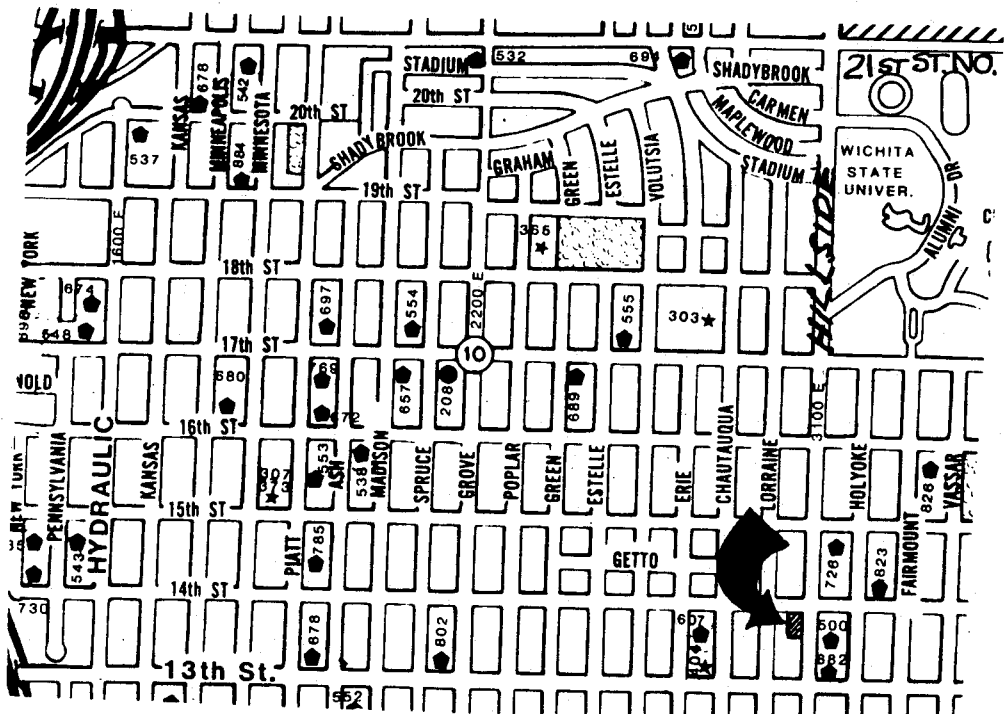
NUMBER OF LOTS
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 10,350 sq. ft.

CURRENT ZONING: "RB" Four Family Dwelling District

PROPOSED ZONING: "BB" Office District (Z-2968)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change from the "RB" Four Family Dwelling District to the "BB" Office District (Z-2968) has been approved for this site subject to it being platted by November 7, 1990.

- 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 final plat shall indicate the platting of the 20-foot building setback from Hillside through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- D. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- 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.

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

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455 NORTH MAIN STREET
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(316) 268-4561

April 20, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-22 - JESSE WILLIAMS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 19, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate the platting of the 20-foot building setback from Hillside through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- B. On the final plat tracing, it shall be noted that a contingent dedication has been established by separate instrument, for the area of easement presently encumbered by a garage. This contingent dedication shall be provided with the plat tracing, to the Planning Department for approval and recording. This dedication shall indicate the easement will become effective at the time the involved property is no longer used solely for residential purposes.
- 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.

S/D 90-22 Jesse Williams Addition
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- 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.

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, April 26, 1990. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Jesse C. Williams, 2762 Pershing, Wichita, KS 67220
Mike Lindebak, City Engineer