

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

December 13, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-66 - CARSON ADDITION

OWNER/APPLICANT: Carson Co., 407 S. Oliver, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North side of 19th St. No, in an area east of Tyler Rd.

SITE SIZE: .38 Acre

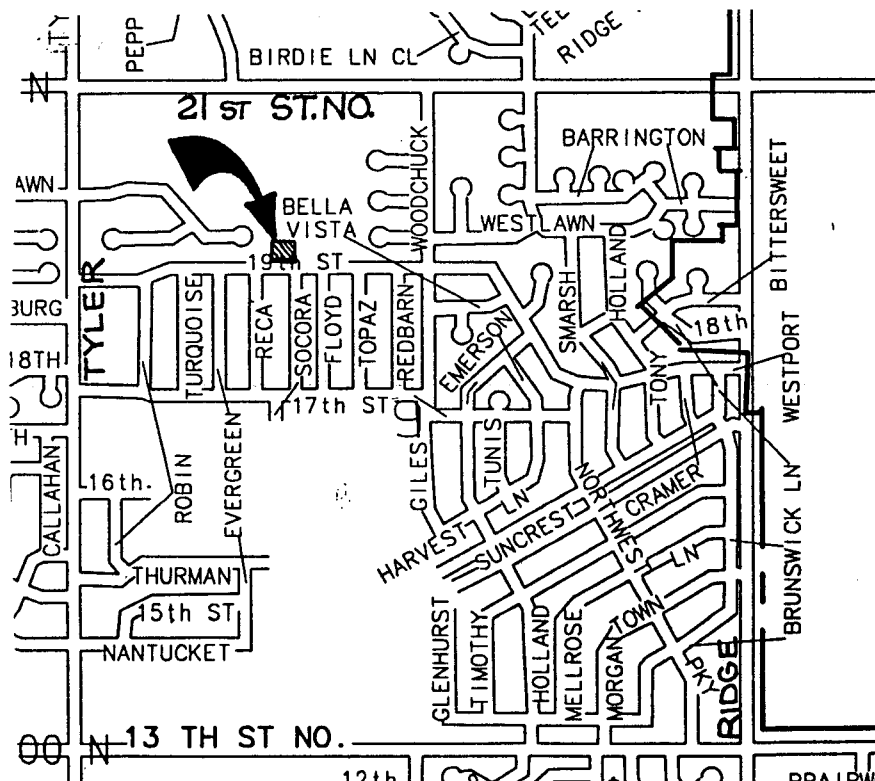
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 8,200 sq. ft.

CURRENT ZONING: "AA" One Family

VICINITY MAP:



STAFF COMMENTS:

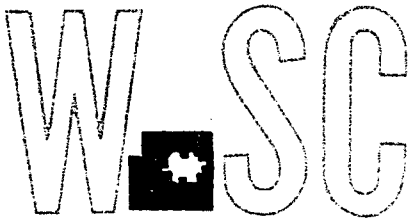
- NOTE: The two lots being created by this plat involve the use of vacated street right-of-way for Socora. A segment of street originally anticipated to provide access to the north of the Westlink Village 16th Addition was subsequently made unnecessary when the area immediately to the north was platted for and developed into the Golf Park West recreational center. The segment of Socora was vacated in 1986 by a separate vacation case.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. City Engineering needs to indicate if this plat will be required to participate in any of the improvement guarantees originally required for the Westlink Village Sixteenth Addition.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Since Socora was vacated by a separate case (V-1411) in 1986, reference to this vacation as an action of this plat and by virtue of KSA 12-512(b) would not seem appropriate. This plat, however, is vacating and replatting certain easements and building setbacks. The surveyor's text should therefore be revised accordingly as to the referencing of KSA 12-512(b) as amended. That is, the invoking of KSA 12-512(b) as amended, should be in reference to the setbacks and easements but not street right-of-way.
 - E. The typographical error on line 2 of the surveyor's text should be corrected to indicate "county" instead of sounty.
 - F. The applicant is advised that prior to releasing this plat for recording, proof that 1989 and 1990 property taxes have been paid, will need to be provided.
 - G. 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.
 - H. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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 67202-1888
(316) 288-4561

December 14, 1990

Bill Korber
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-66 (Final Plat) Carson Addition

Dear Bill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 13, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since Socora was vacated by a separate case (V-1411) in 1986, reference to this vacation as an action of this plat and by virtue of KSA 12-512(b) would not seem appropriate. This plat, however, is vacating and replatting certain easements and building setbacks. The surveyor's text should therefore be revised accordingly as to the referencing of KSA 12-512(b) as amended. That is, the invoking of KSA 12-512(b) as amended, should be in reference to the setbacks and easements but not street right-of-way.
- B. The typographical error on line 2 of the surveyor's text should be corrected to indicate "county" instead of sounty.
- C. The applicant is advised that prior to releasing this plat for recording, proof that 1989 and 1990 property taxes have been paid, will need to be provided.
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

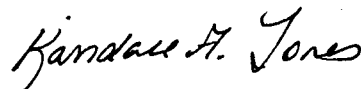
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- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 20, 1990. If you have any questions concerning this matter, please call.

Sincerely,



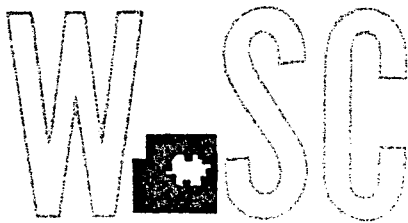
Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Carson Co., 407 S. Oliver, Wichita, KS 67218
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 24, 1990

Bill Korber
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-66 (Final Plat) Carson Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 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 December 14, 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.

Your plat has been scheduled for a hearing before the City Council, January 8, 1991. Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Carson Co., 407 S. Oliver, Wichita, KS 67218
Mike Lindebak, City Engineer