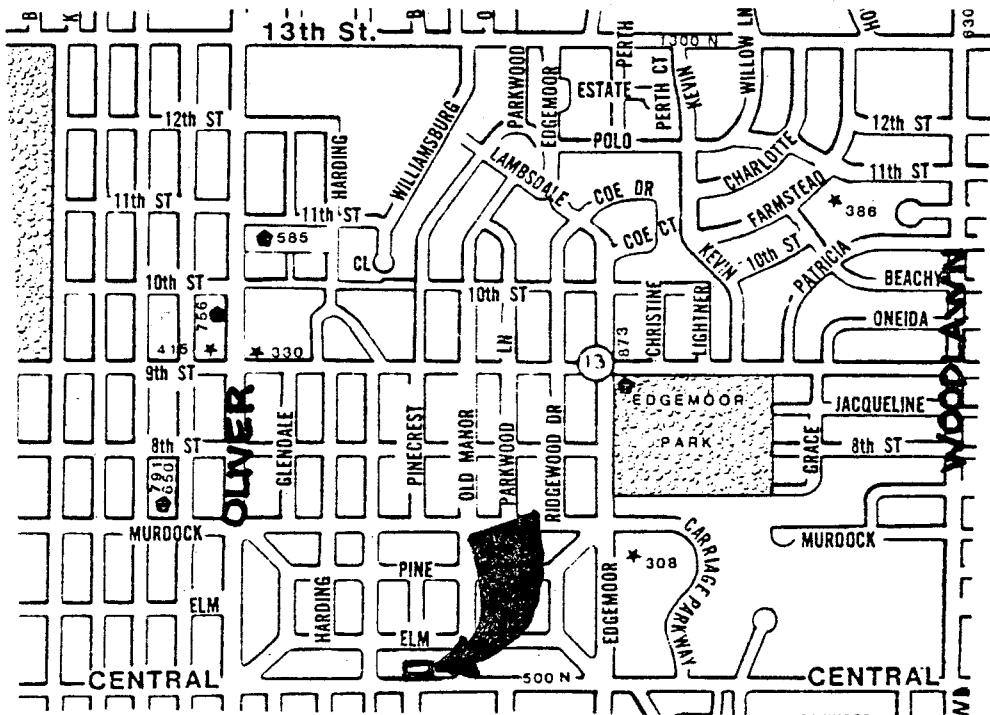


STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-106 - ANDREW BOYD ADDITION
OWNER/APPLICANT: Michael J. Boyd
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: North side of Central, between Battin and Old Manor.
SITE SIZE: 0.4 Acre
NUMBER OF LOTS:
Residential:
Office: 1
Commercial:
Industrial:
Total: 1
MINIMUM LOT AREA: 15,000 Sq. Ft.
CURRENT ZONING: "B"
PROPOSED ZONING: "BB" (Z-2838)

VICINITY MAP:



ANDREW BOYD ADDITION
Page 2

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2838) requesting "B" (multiple-family) to "BB" (office) zoning has been approved subject to replatting in one year (plat being recorded by April 28, 1988).
- 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 tracing shall indicate a 25-foot building setback from the south property line of the plat. This setback will pass through the existing buildings 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. On the final plat tracing, the wording in the plattor's text regarding the contingent dedications shall be amended to read as follows:
- "The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of those portions of the existing buildings which exist within and adjacent to the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of a portion of the existing buildings."
- E. Prior to scheduling this case before the City Council, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- F. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- 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. 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.

ANDREW BOYD ADDITION

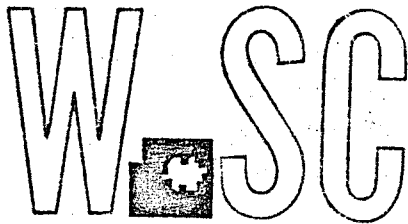
Page 3

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- 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. Specifically, are any drainage guarantees required?

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

PL/7715/5

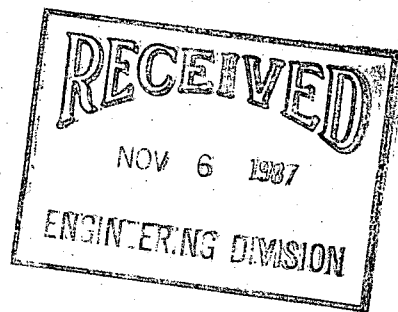
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 5, 1987



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

Re: Final Plat S/D 87-106 - ANDREW BOYD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a 25-foot building setback from the south property line of the plat. This setback will pass through the existing buildings 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, the wording in the plat's text regarding the contingent dedications shall be amended to read as follows:

"The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of those portions of the existing buildings which exist within and adjacent to the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of a portion of the existing buildings."
- C. Given the fact that the applicant desires to continue to utilize the garage structures that encroach into the east/west utility easement on this property, the applicant shall execute a Hold Harmless Agreement with the City which protects the City from future liability because of the easement encroachment. The applicant should contact the City Engineer's Office for the standard wording that needs to appear on the Agreement.

WICHITA - SEDGWICK COUNTY

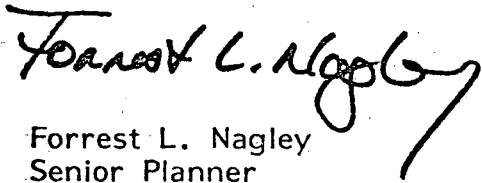
Final Plat S/D 87-106 - ANDREW BOYD ADDITION
Page 2

- D. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- 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.

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, November 12, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
✓Mike Lindebak, City Engineer