

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # 13

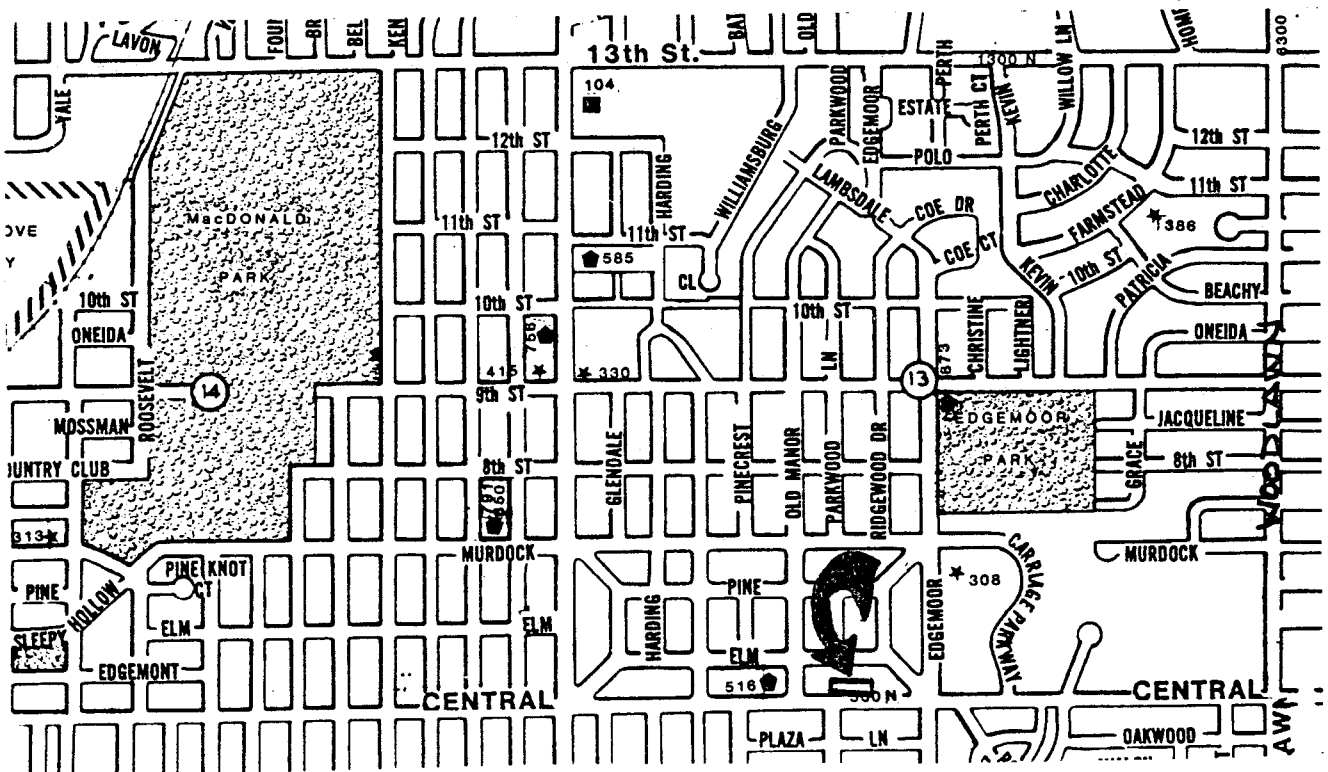
July 28, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-58 - CATHERINE BOYD ADDITION  
OWNER/APPLICANT: Mike Boyd  
SURVEYOR/ENGINEER: -Baugman Company, P.A.  
LOCATION: North side of Central in an area west of Edgemoor  
SITE SIZE: .8 acres  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2  
MINIMUM LOT AREA: 15,608 sq. ft.  
CURRENT ZONING: "B"  
PROPOSED ZONING: "OC" (Z-2872)

D-27  
E 65  
C 84

VICINITY MAP:



CATHERINE BOYD ADDITION

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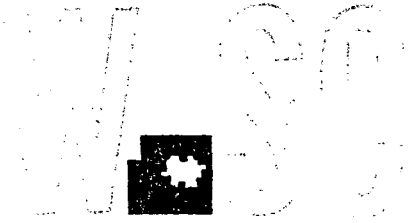
STAFF COMMENTS:

NOTE: A zone change for this site from "B" (Multiple Family Dwelling District) to "OC" (Office Commercial District) has been approved, subject to replatting by January 19, 1989 (Z-2872). The area included in this plat is, however, only a portion of the area involved in the zone change.

- 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. On the final plat tracing, the dimensions for the existing 30 feet of half street right-of-way for Central shall be indicated.
- D. Prior to scheduling this case before the City Council, the existing structures which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- E. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- F. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- G. The plattor's text shall be amended to state that the location of the permitted openings to Central "shall be determined by the City Engineer."
- H. The applicant is advised that in terms of the indicated 25-foot building setback passing through the existing structures on this plat, according to Central Inspection this 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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 with this replat?

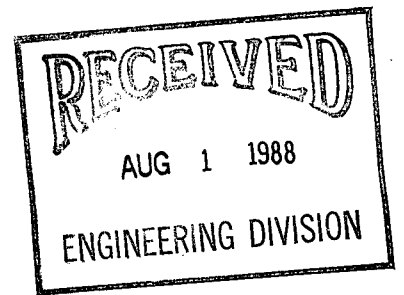
NOTE: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



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

Re: S/D 88-58 - Catherine Boyd Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

SEE EXHIBIT "A" - SD 88-58

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, July 28, after the S/D meeting. If you have any questions concerning this matter, please call.

Sincerely,

Donald Losew  
Planner

DL/pb

Enclosure

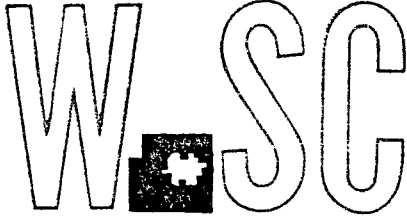
cc: Mike Boyd, 1285 Dellrose, Wichita, Kansas 67218  
Mike Lindebak, City Engineer

EXHIBIT "A" - SD 88-58  
CATHERINE BOYD ADDITION, FINAL PLAT  
COMMENTS APPROVED BY THE S/D COMMITTEE 7/28/88

STAFF COMMENTS:

- A. On the final plat tracing, the dimensions for the existing 30 feet of half street right-of-way for Central shall be indicated.
  - B. In order to continue using the garages which encroach into the east-west utility easement along the north line of this plat, the applicant shall execute a Hold Harmless Agreement with the City which protects the City from future liability because of this easement encroachment. The applicant should contact the City Engineer's Office for the standard wording that needs to appear on this agreement.
  - C. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
  - D. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
  - E. The plat's text shall be amended to state that the location of the permitted openings to Central "shall be determined by the City Engineer."
  - F. The applicant is advised that in terms of the indicated 25-foot building setback passing through the existing structures on this plat, according to Central Inspection this 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.
  - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
  - I. Recording of the plat within 30 days after approval by the City Council.
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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 5, 1988

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

Re: S/D 88-58 Catherine Boyd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Planner

DL/pb

cc: Mike Boyd, 1285 Dellrose, Wichita, Kansas 67218  
Mike Lindebak, City Engineer