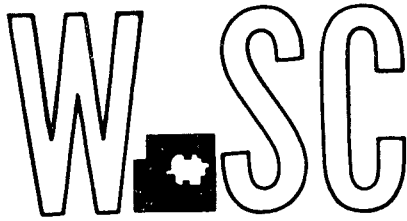


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 6, 1981

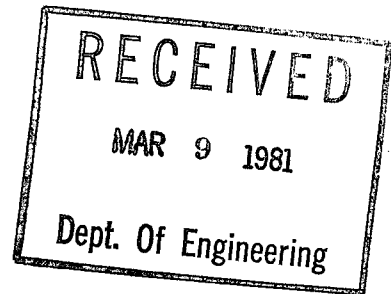
Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 81-14 - Final plat of Brownies 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The south 39 feet of Lot 2 shall be granted as a contingent street dedication based upon the future need for a street at this location to serve the 14-acre tract to the west when it develops. The applicant shall contact the owner of the 14-acre tract to see if he will dedicate his current 25-foot access as a contingent street dedication, based on the same contingency.
- B. The applicant shall guarantee extension of City sewer and water to serve the two lots being platted. This will require outside-the-City service applications, as well as the guarantees for the service extensions. Included in the applications are requests for annexation when the land becomes legally annexable.
- C. Since only a 25-foot strip of land separates this proposed plat from the current City limits, the platter shall ask the owner of the 25-foot strip of land (KFH) to request annexation into the City. If annexed, the City limits would then be at the south line of Lot 2 and Brownie's 1st Addition would be legally annexable.
- D. The applicant shall submit an avigational easement covering the proposed subdivision and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed within the subdivision.
- E. The applicant shall make satisfactory arrangements with K. G. & E. to relocate an electric line which now crosses Lot 2 or showing on the final plat the recorded private easement which covers this line.
- F. Recording of the plat within 30 days after approval by the Board of City



Baughman Company
March 6, 1981
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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, March 12, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: LaVern L. Brown, R 1, Goddard, Ks. 67052
Andy Harkness, County Dept. of Public Works
Mike Lindebak, City Engineering

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-14 Name Brownies 1st Addition
Date Application Rec'd. 2-20-81 Preliminary Approval _____
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location West side of Rock Road 1/3 mile north of 13th Street North

Owner LaVern L. Brown
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 5.848 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 299.04 ft.
- 4. Minimum Lot Area 104,661.87 sq. ft.
- 5. Existing Zoning R-1
- 6. Proposed Zoning LC and C (SCZ-0473)
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply yes (Yes-No), Name _____
- 10. Public Sanitary Sewers yes (Yes-No), Name _____
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

Note: This property has been the subject of a County zone change request for "C" zoning on Lot 1 and "LC" zoning on Lot 2.

- A. This property is the east 6 acres of a 20-acre site owned by KFH. The west 14 acres has access to a public street only by way of a 25-foot strip of land going out to Rock Road just south of Lot 2. Although radio towers exist on the 14-acre site today, future development must be considered. It is recommended that at least one additional access to Rock Road be provided for the 14-acre site. It is recommended that the north 30 feet of Lot 1 be designated as a "contingent access easement" and specified in the easement document as being for the purpose of providing access to the 14-acre site at such future time as it is developed for uses other than radio towers.
- B. The applicant shall guarantee extension of City sewer and water to serve the two lots being platted. This will require outside-the-City service applications, as well as the guarantees for the service extensions. Included in the applications are requests for annexation when the land becomes legally annexable.
- C. Since only a 25-foot strip of land separates this proposed plat from the current City limits, the plattor shall ask the owner of the 25-foot strip of land (KFH) to request annexation into the City. If annexed, the City limits would then be at the south line of Lot 2 and Brownie's 1st Addition would be legally annexable.
- D. The applicant shall submit an avigational easement covering the proposed subdivision and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings constructed within the subdivision.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or i