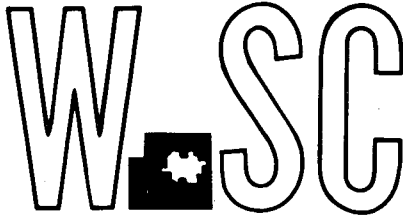
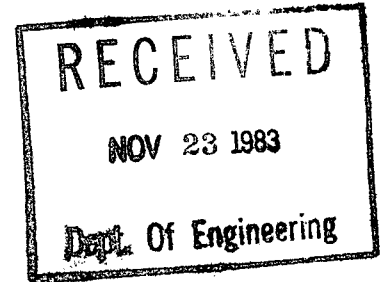


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 22, 1983

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

Re: S/D 83-97 - Final plat of Henry J. Brown Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 21, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of associated zone case Z-2557 (AA to LC).
- B. The applicant shall either make satisfactory arrangements with Sewer Maintenance for converting the east-west sewer line to a private line or shall show on the final plat tracing a 20-foot public sewer easement to cover the sewer line.
- C. If the southernmost building is not removed prior to recording the plat, a contingent dedication of this portion of the utility easement shall be shown on the plat. The contingency shall be the removal of the building or the need for this easement by any utility company, whichever occurs first. This contingent dedication shall be made in the plat's text along with statements that removal of the structure will be at the property owner's expense and that this contingent dedication is a covenant running with the land.
- D. The final plat tracing shall indicate 50 feet of complete access control on Central east of Gilda. (This will require relocation of the existing curb cut at the time of site redevelopment.)

Baughman Company, P.A.
11-22-83
Page 2

- E. The Subdivision Committee recommends a waiver of the sidewalk requirement on Gilda as it would be a stub extension into a residential neighborhood which has no sidewalks.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 December 1, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Larry A. Brown, 128 N. Poplar, 67208
√ Mike Lindebak, City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-97 Name Henry J. Brown Addition
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location Southeast corner of Central Avenue and Gilda Street

Owner Larry A. Brown
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 0.52 acres
- 2. Number of Lots :
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 1
- 4. Minimum Lot Frontage 92.8 feet
- 5. Minimum Lot Area 22,764.11 sq. ft.
- 6. Existing Zoning AA
- 7. Proposed Zoning LC
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL None ft.
- 8. Sidewalk adjacent to all streets yes no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of a zone change from "AA" to LC which the applicant has indicated will be filed.
- B. Since no easement is shown on the final plat to cover the east-west sewer line which bisects this property, it is assumed the applicant intends to abandon this line. Satisfactory arrangements shall be made for this abandonment.
- C. It is noted that a building encroaches the easement along the east property line. The applicant's agent shall be prepared to comment on whether the building is to remain or be removed. If it is to remain, there will need to be filed for record a covenant placing the burden of responsibility on the property owner for removing the structure whenever any utility company needs to use this easement. If the building is to be removed, it shall be removed prior to recording the plat or a monetary guarantee shall be submitted assuring removal within one year.
- D. It is recommended that the sidewalk requirement on Gilda be waived as a walk at this location would be a stub extension into a residential neighborhood which has no sidewalks.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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