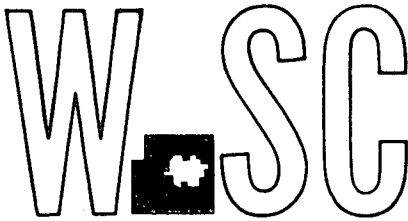


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

December 2, 1975

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 75-107 - Final Plat of
ATKINSON ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 1, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of November 21, 1975.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

If you have any questions, please call.

Sincerely,

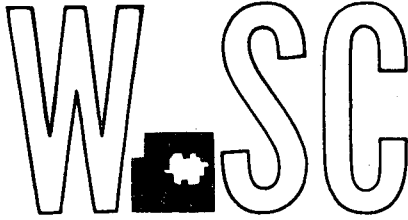


Jack H. Galbraith
Chief Planner

JHG:ber

cc: M. C. and Golda Atkinson, 3901 Zoo Boulevard 67203
x Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

November 21, 1975

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 75-107 - Final plat of
ATKINSON ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 20, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A 10-foot utility easement shall be indicated adjacent to the west line of the plat.
- B. The building setback line may be reduced from 25 feet to 20 feet.
- C. The applicant shall be advised that he will be required to conform to Section 28.04.160 of the zoning ordinance of the City of Wichita regarding screening and landscaping.
- D. The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Illinois Avenue.
- E. The applicant shall guarantee the extension of city water to serve subject property.
- F. The east-west dimension of this plat shall be appropriately corrected to read "160 feet."
- G. Additional right-of-way to provide 50 feet of right-of-way from the center line of the improvement on Zoo Boulevard shall be indicated on the plat.
- H. The applicant shall attempt to obtain a valid petition for the paving of Illinois Avenue.

S/D 75-107
November 21, 1975

- I. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth".
- J. The applicant shall guarantee the closing of the existing curb cuts to Zoo Boulevard. The Engineering Division shall be contacted relative to this matter.
- K. A corner legal tie to a section corner, half-section corner, or existing platted lot or block shall be indicated on the face of the plat.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. 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 Monday, December 1, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: M. C. & Golda Atkinson, 3901 Zoo Blvd., 67203
✓ Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-107 Name ATKINSON ADDITION
Date Application Rec'd. 11/11/75 Preliminary Approval N/A
Scheduled S/D Meeting 11/20/75

DESCRIPTION

General Location At the southwest corner of Zoo Boulevard and Illinois.

Owner M. C. & Golda Atkinson
Surveyor/Engineer Moehring & Associates
Address 314 Brown Building Phone 263-6781

- | | | | |
|---|-----------------------|--|--|
| 1. Gross Acreage of Plat | <u>0.97</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u>1</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u>1</u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>2</u> | TOTAL <u> </u> ft. | |
| 3. Minimum Lot Frontage | <u>85.0</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>13,600</u> sq. ft. | streets? <u> </u> yes <u>X</u> no | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>BB</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | | | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

- A. The associated zone case Z-1728 from "AA" to "BB" has been approved by the Board of City Commissioners subject to replatting of the application area. Consideration should be given to requiring the redesign to only a one lot plat.
- B. A 10 foot utility easement shall be indicated adjacent to the west line of the plat.
- C. The building setback line may be reduced from 25 feet to 20 feet.
- D. The applicant shall be advised that he will be required to conform to Section 28.04.160 of the Zoning Ordinance of the City of Wichita regarding screening and landscaping.
- E. The applicant shall install or guarantee the installation of a sidewalk adjacent to the west side of Illinois Avenue.
- F. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- G. The applicant shall submit a satisfactory guarantee for the paving of Illinois Avenue.
- H. The Chairman of the Metropolitan Area Planning Commission shall be labeled "David Bayouth".
- I. The applicant shall guarantee the closing of the existing curb cuts to McLean Boulevard. The Engineering Department shall be contacted relative to this matter.
- J. A corner legal tie to a section corner, half-section corner, or existing platted lot or block shall be indicated on the face of the plat.

(OVER)

K. 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, 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 installing same.