CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2017

John E. Dugan Family Partnership, LP
Attn: John W. Dugan, Manager
15810 W. 47th St. South
Clearwater, KS 67026

Baughman Company
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: ZON2016-00040: City Administrative Adjustment to adjust building setback along west property line in PO-183.

Legal Description: Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Ks. The property is generally located at the southwest corner of Maize Road and 31st Street South

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to eliminate the 100 foot building setback along the west line of the property.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying P.O. #183 to eliminate the 100 foot building setback along the west line of the property meets the conditions required by Sec. V.I.6 of the Code.

Our signatures below indicate that the modifications for P.O. #183 on the aforementioned property is hereby GRANTED, subject to the following conditions:

1) The site shall conform to all codes including but not limited to building, health and fire.

2) The adjustment applies only to the property line building setbacks on the west end of the parcel.

3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

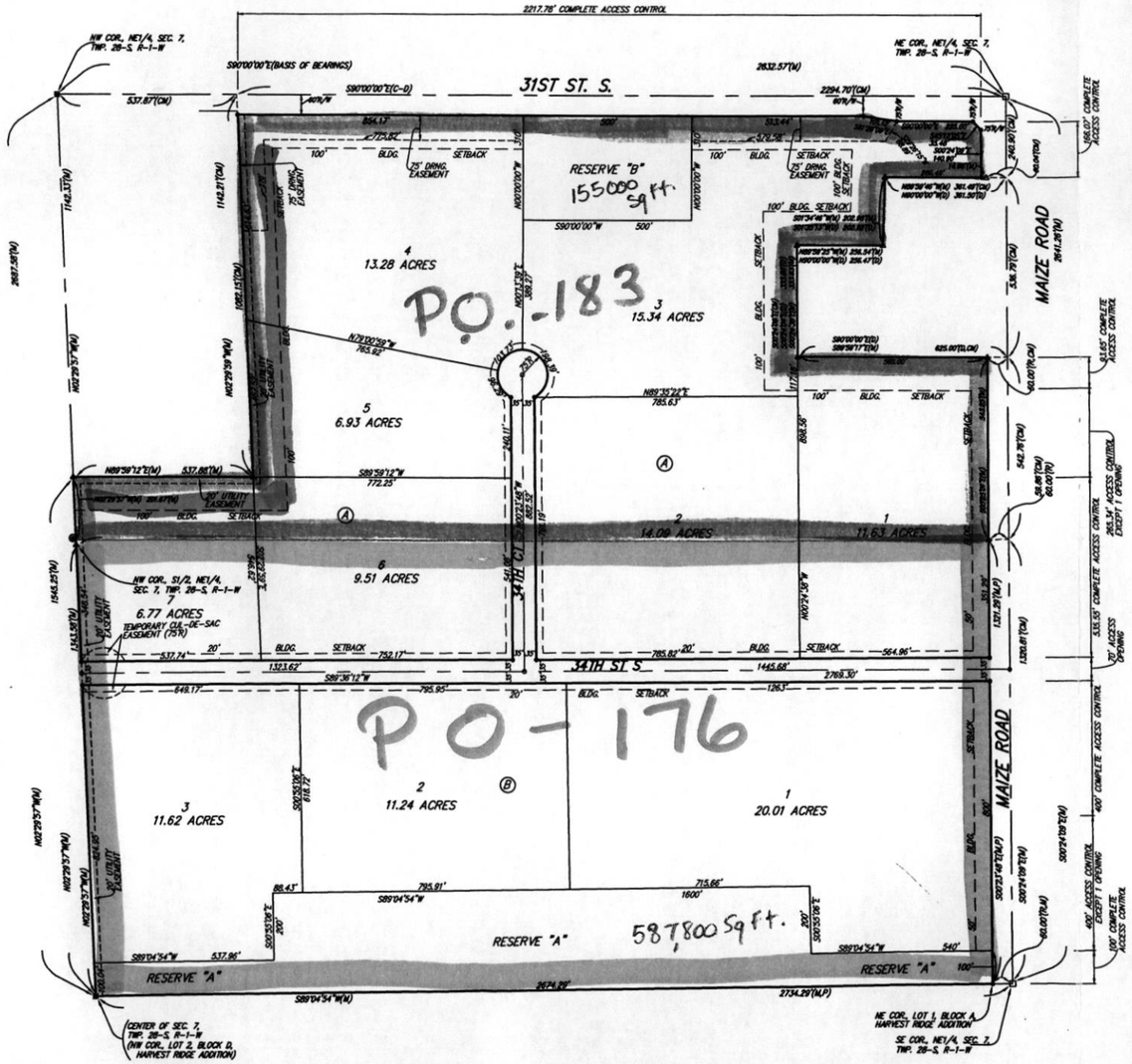
Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, Community Services Representative District IV

FINAL PLAT

SKYWAY WEST 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



PO-183

PO-176

BENCHMARK:
MAIZE ROAD @ 31ST STREET SOUTH -
CITY OF WICHITA BENCHMARK DISK.
200'± WEST OF INTERSECTION, SOUTHEAST
CORNER OF HUBGUARD OF R.C.B.C.
ELEV. = 1331.82 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
3,4	A	1339.0
1,2,3	B	1339.0

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = #4 REBAR W/ "TTLS" CAP (FOUND)
■ = 1" IRON PIPE (FOUND)
□ = #4 REBAR (FOUND)
△ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(R) = RECORD MEASUREMENT
(CM) = CALCULATED PER MEASURED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

DATE OF PREPARATION: 12TH JUNE 2017

NOTE:
A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Kansas TOGETHER with all of Reserve "A" and Reserve "B", as platted in said Skyway West Addition.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The temporary cul-de-sac easement is hereby granted as indicated for the construction and maintenance of a temporary cul-de-sac and shall expire at such time as 34th St S is extended further west or terminated as a permanent cul-de-sac. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, lakes, drainage purposes, and utilities as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, berms, lakes, and drainage purposes. Reserves "A" and "B" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Lot Owners Association. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

John E. Dugan Family Partnership, LP

_____, Manager
John E. Dugan, Trustee of the
John E. Dugan Revocable Trust #1

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____ day of_____, 2017, by John E. Dugan, Trustee of the John E. Dugan Revocable Trust #1, as Manager of the John E. Dugan Family Partnership, LP, on behalf of the limited partnership.

_____, Notary Public

My App't. Exp._____

This plat of "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____ day of_____, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
David W. Foster

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____ day of_____, 2017.

_____, Mayor, City of Wichita
Jeff Longwell

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this_____ day of_____, 2017.

_____
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____ day of_____, 2017.

_____, County Clerk
Kelly B. Arnold

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____ day of_____, 2017 at_____ o'clock __M; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Judy J. Paget

[redacted] 100' bldg setback removed

SITE PLAN
APPROVED 8/28/2017

SKYWAY WEST 5TH ADDITION

8 June 2017

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

A:\Projects\Skyway West 5th Addition_17-05-P288\Plat\Drawings\Skyway West 5th_P.dwg RKR