



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

October 7, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-50 Department of Transportation 3rd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, 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 October 7, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

✓ cc: Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. Prior to or simultaneous with the final plat tracing being scheduled for City Council, the requested zone change shall be obtained. Certain conditions, such as the 20 foot building setbacks will require that the area be approved for "BB" zoning.
- B. As indicated by the title binder for this site, ownership of this property by the City has not been clearly established. However, the process for obtaining clear ownership is underway. This plat cannot go on to City Council until the requirements on ownership, as noted in the title binder have been satisfied.
- C. The applicant shall guarantee the paving of the section of unpaved alley adjacent to the east line of this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to this plat being scheduled for City Council review the applicant's surveyor/engineer shall provide City Engineering with the requested information concerning drainage and drainage system capacities for this site.
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

October 10, 1991

STAFF REPORT
(Final Plat Approved 10/3/91)

CASE NUMBER: S/D 91-50 - DEPARTMENT OF TRANSPORTATION 3RD ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Hillside and Lewis St.

SITE SIZE: 1.18 Acre

NUMBER OF LOTS

Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 41,815.39 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling; "LC" Light Commercial

PROPOSED ZONING: "BB" Office District (Z-3021)

VICINITY MAP:

