

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

October 25 1990

STAFF REPORT
(Final Plat Approved 10/18/90)

CASE NUMBER: S/D 90-57 - MIDTOWN-WACO ADDITION

OWNER/APPLICANT: George Lay Signs Inc., John Lay, 1016 N. Waco,
Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company

LOCATION: East side of Waco Ave., between 9th and 10th
Street.

SITE SIZE: 0.7 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 27,573 sq. ft.

CURRENT ZONING: "C" Commercial & "B" Multiple Family Dwelling

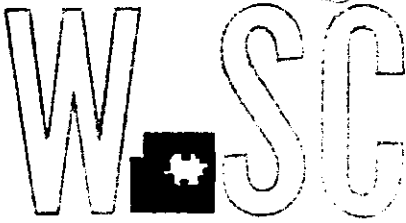
PROPOSED ZONING: "C" Commercial (Z-2997)

VICINITY MAP:



STAFF COMMENTS:

- A. As was requested by the City Council, the applicant shall meet with the Midtown Citizen's Association to discuss the type of landscaping to be provided along Waco, adjacent to this plat. This landscaping plan shall be submitted to the Planning Department, however, for its review and approval.
- B. Since the zone change was approved to allow an expansion of the existing building northward, and along the line of the existing building, the final plat tracing may indicate a setback from Waco of less than 35 feet in the area of this planned expansion.
- C. Prior to this plat being scheduled for City Council review, the building encroaching on the alley dedication at the north end of the site shall be removed from the area of alley right-of-way. A letter shall be provided to Planning for the plat file indicating that these buildings have been moved or removed. The area at the center portion of the plat, where an existing shed is located may be indicated as a contingent alley dedication.
- D. On the final plat tracing the MAPC signature block shall indicate George D. Sherman as Chairman (delete Acting).
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 26, 1990

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-57 Midtown-Waco Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1990, 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 19, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: John Lay, George Lay Signs Inc., 1016 N. Waco, Wichita, KS
67203

Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY
DO NOT REMOVE

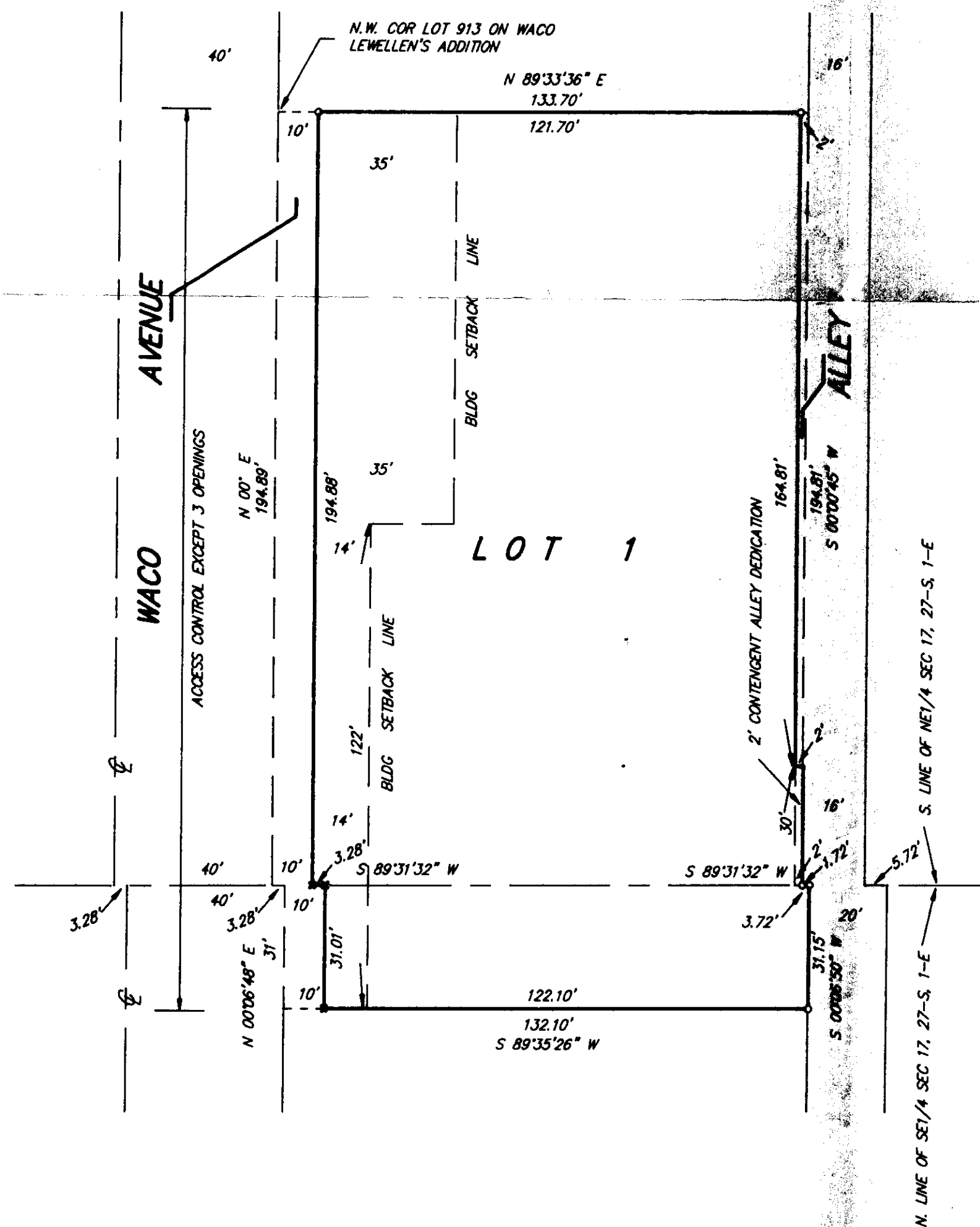
MIDTOWN-WACO ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/18/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/15/90

FINAL PLAT

1" = 30'
○ = IRON
■ = CROSS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "MIDTOWN-WACO ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lots
901, 903, 905, 907, 909, 911 and 913, on Waco Avenue, in Lewellen's
Addition to the City of Wichita, Sedgwick County, Kansas, together
with the Fractional Lot lying north of and adjacent to Lot 146, on
Waco Avenue, in Munger's Original Town of Wichita, Sedgwick County,
Kansas, except the south 1 foot thereof.

All being situated in the NE1/4 and the SE1/4 of Sec. 17,
Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.
Existing Public easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

Mark A. Savoy Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots, a Street and an Alley to be known
as "MIDTOWN-WACO ADDITION", Wichita, Sedgwick County, Kansas.
The Street and Alley are hereby dedicated to and for the use of the
public. The contingent Alley dedication is hereby dedicated to and for
the use of the public contingent upon the destruction of the existing
building and shall not be construed to require the removal of the
building. All abutters rights of access to or from Waco Ave. over and
across the west line of Lot 1 are hereby granted to the City of
Wichita, provided however that Lot 1 shall have access to Waco Ave.
at 3 locations, as shall be determined by the City Engineer of the
City of Wichita, Kansas.

George Lay Signs, Inc.

George Lay President

Wanda K. Lay

George Lay

Richard H. Rumsey, P.A.

Richard H. Rumsey President

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by George Lay,
President of George Lay Signs, Inc., on behalf of the corporation.

My App't. Exp. _____ Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by Wanda K.
Lay and George Lay, her husband.

My App't. Exp. _____ Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by Richard H.
Rumsey, President of Richard H. Rumsey, P.A., on behalf of the corp-
oration.

My App't. Exp. _____ Notary Public

This plat of "MIDTOWN-WACO ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approv-
ed by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this _____ day of _____ 1990.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Acting Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1990.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this _____ day
of _____ 1990.

Don Wright County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1990, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

We, the undersigned, holders of a mortgage
on a portion of the above described property do hereby consent to
this plat of "MIDTOWN-WACO ADDITION", Wichita, Sedgwick County,
Kansas.

L. W. Kaufman

Lola R. Kaufman

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1990, by L.W. Kaufman
and Lola R. Kaufman, husband and wife.

My App't. Exp. _____ Notary Public

