

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-9 ZODY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 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 February 23, 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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Barbara G. & Keith L. Zody, c/o Wayne Foster, 545 N.
Woodlawn, Wichita, KS 67208
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The final plat tracing shall indicate the platting of complete access control, to and from 13th Street, along the west 100 feet of Lot 1.
- B. The applicant is advised that at the time of site development the extension of storm sewer to serve this site may be required.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- D. Recording of the plat within 30 days after approval by the City Council.
- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

March 2, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-9 - ZODY ADDITION

OWNER/APPLICANT: Barbara & Keith Zody, c/o Wayne Fester, 545 N. Woodlawn, Wichita, KS 67208

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of 13th Street North and Maize Road

SITE SIZE: 1.25 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 19,759 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:

