

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

February 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-83 SOUTHGLEN 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 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 January 26, 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 real estate taxes for 1989 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris,
1928 E. 47th St. So., Wichita, KS 67216
Mike Lindebak, City Engineer
M.S. Mitchell, 1215 Forest, Wichita, KS 67203

FILE COPY

- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1-2

February 1, 1990

STAFF REPORT

(Final Plat; Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-83 - SOUTHGLEN 3RD ADDITION

OWNER/APPLICANT: Glen Acres Mobile Home Park, Inc., Attn: Bill J. Morris, 1928 E. 47th St. So., Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 47th Street South & east of Broadway

SITE SIZE: 34.5 Acres

NUMBER OF LOTS

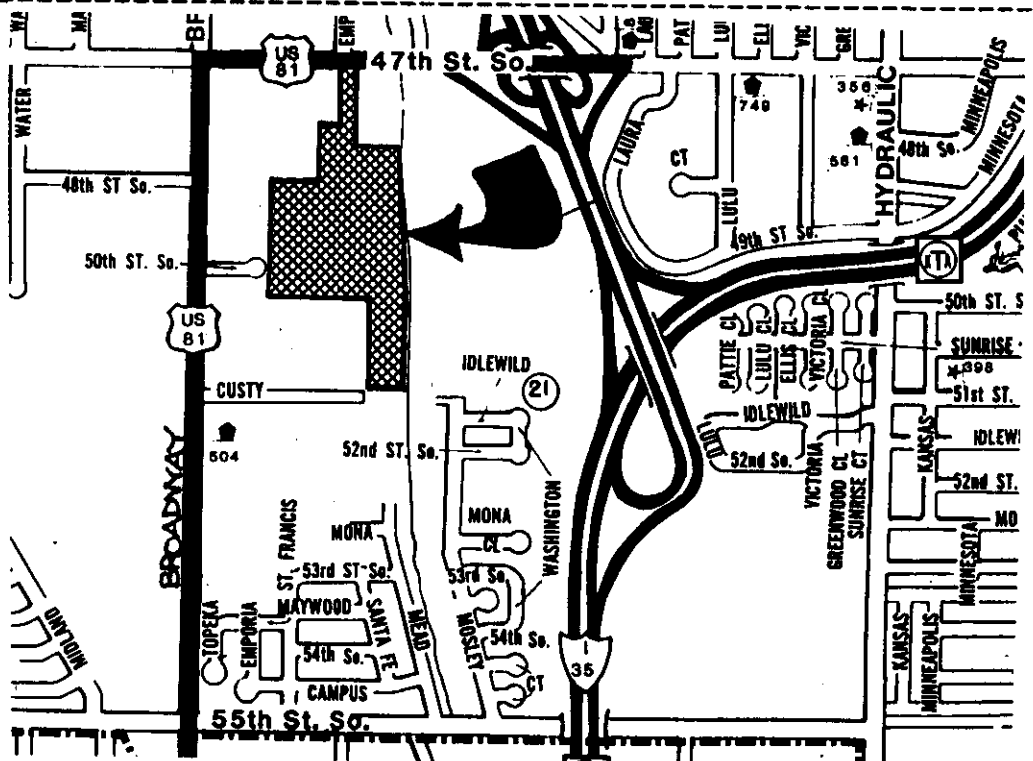
Residential (MH Park):	1
Office:	
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "G" & "C"

PROPOSED ZONING: "G" Manufactured Home & "C" Commercial (Z-2974)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall repetition for street improvements to 50th Street and the construction of the associated cul-de-sac to terminate said street. This petition shall provide for a third lane on 50th Street, at Broadway, to allow for left and right turns for west bound traffic.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. If drainage and associated improvements drain to the Riverside Drainage District, approval by the Riverside Drainage District will be required and shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- D. On the applicant's Preliminary Site Development Plan, the area south of the maintenance building shall be clearly indicated as also being reserved for open space and recreation.
- E. The first sentence of the plat's text shall not make reference to reserves as the final plat does not propose any reserves.
- F. Since 50th Street South is providing access to this site, but will be terminated by this plat, the cul-de-sac as originally shown on the Florence Addition shall be shown on this plat's final tracing.
- G. Prior to this plat being scheduled for City Council review, the applicant shall meet the representative from the City Fire Department to determine if an emergency access easement can be provided to Lot 2 in order to supplement the single entrance to this site from 50th Street South. If an easement is required, it shall be established by separate instrument. This agreement shall be approved by the Planning Department and appropriate recording information shown on the final plat tracing.
- H. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.