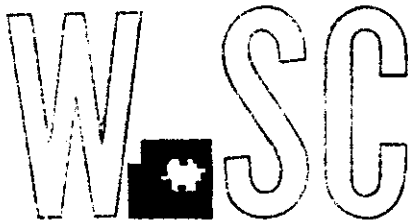


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 8, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 88-47 - HAYS AND BELL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 7, 1988, 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 July 1, 1988.

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:

- X Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- X Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- X Certification that all real estate taxes for half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: George M. Bell, 1745 N. Colorado, Wichita, KS 67212
Dean H. Hays, 1128 N. Market, Wichita, KS 67214

FILE COPY

_____, COUNTY CLERK
DON WRIGHT

STAFF COMMENTS:

- A. The owner of the western lot is reminded of his agreement to clean up and screen the north line of his lot. This agreement was made to the Planning Commission when the associated zone change case was considered. Prior to this plat being forwarded to the City Council for review, the owner of the western lot will need to complete the lot clean up and install the screening.
- B. The applicant is advised that he should close the residential-width drive approaches to 13th Street North if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- C. On the final plat tracing "access control except for two openings" shall be indicated across the south line of each of the Lots to 13th Street North.
- D. On the final plat tracing two blocks shall be platted.
- E. On the final plat tracing, the north 5 feet of the western lot shall be granted as a utility easement.
- F. On the final plat tracing, the north 5 feet of the western lot shall be contingently dedicated for alley purposes. The contingency shall be based on the opening up of the alley. The east 5 feet of the eastern lot shall be contingently dedicated for alley purposes. The contingency shall be based on the opening of the alley and the removal of that portion of the building within the alley.
- G. The final plat tracing shall indicate the platting of a 35-foot building setback from 13th Street through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. On each lot, a 20-foot setback shall be platted from Poplar Street.
- H. An application for subdivision approval shall be submitted which is signed by George M. Bell or his authorized agent.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

JULY 7, 1988

STAFF REPORT

CASE NUMBER: S/D 88-47 - HAYS AND BELL ADDITION

OWNER/APPLICANT: George M. Bell, 1745 N. Colorado, Wichita, KS 67212

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: North side of 13th, between Grove and Green.

SITE SIZE: 0.8 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 16,750 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "C" (Z-2879)

VICINITY MAP:

