

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-27 Name Schnlepp Addition

Date Application Rec'd. 4-1-83

Preliminary Approval 4-14-83

Scheduled S/D Meeting March 29, 1984

DESCRIPTION

General Location North side of Kellogg in an area west of Tyler

Owner Ultra Modern Pool & Patio, c/o Clarence Schnlepp

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Kansas

Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 3.2 acres

2. Number of Lots:

Residential _____

Commercial 3

Industrial _____

Other _____

Total Number of Lots 3

3. Minimum Lot Frontage 162.35 ft

4. Minimum Lot Area 24,985 sq. ft.

5. Existing Zoning LC

6. Proposed Zoning C (Z-2399)

7. Lineal Feet of New Street

a. _____ R/W _____ ft.

b. _____ R/W _____ ft.

c. _____ R/W _____ ft.

d. _____ R/W _____ ft.

e. _____ R/W _____ ft.

TOTAL _____ ft.

8. Sidewalk adjacent to all streets yes X no

9. Is public water available X Yes _____ No, Name City of Wichita

10. Is sanitary sewer available X Yes _____ No, Name City of Wichita

11. Has Health Dept. approval been obtained (where applicable) Yes No

12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.
- B. The final plat tracing shall show, and dedicate in the plat's text, complete access control between Kellogg Drive and Kellogg.
- C. The applicant shall petition for the paving of Kellogg Drive adjacent to this plat, including a sidewalk on the north side.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan, the status of the drainage project for this area, and on what drainage improvements, if any, need to be guaranteed by the plat's owner.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Pat. Kettler Deputy

April 5, 1984

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 83-27 - Final plat of Schniepp Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 5, 1984, 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 March 30, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the plat can be forwarded to the Board of City Commissioners 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 platlor.
3. Certification that all taxes due and payable for 1983 (both first and second halves) have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner
LO:bh

cc: Ultra Modern Pool and Patio, c/o Clarence Schniepp, 9028 W. Kellogg,
67209