



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 25, 1995

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67214

Re: S/D 95-28 SOUTH CITY BAPTIST CHURCH ADDITION - Final Plat

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1995, 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 May 18, 1995, but with the following revisions:

The applicant shall provide a guarantee for the extension of sanitary sewer to serve this plat. The requirement for Health Department approval of an on-site sanitary sewer system is consequently deleted.

In regard to paving of Galena adjacent to this plat, the Planning Commission supports a recommendation to waive this requirement.

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.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: South City Baptist Church, 1513 Galena, Wichita, KS 67216
Mike Lindebak

Church shall be printed and titles noted below the signature lines of the plattor's text.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

May 25, 1995

STAFF REPORT
(Final Plat Approved 5/18/95)

CASE NUMBER: S/D 95-28 SOUTH CITY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: South City Baptist Church, 1513 Galena, Wichita, KS 67216

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: West of Hydraulic and south of 31st Street South

SITE SIZE: 3.78 acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

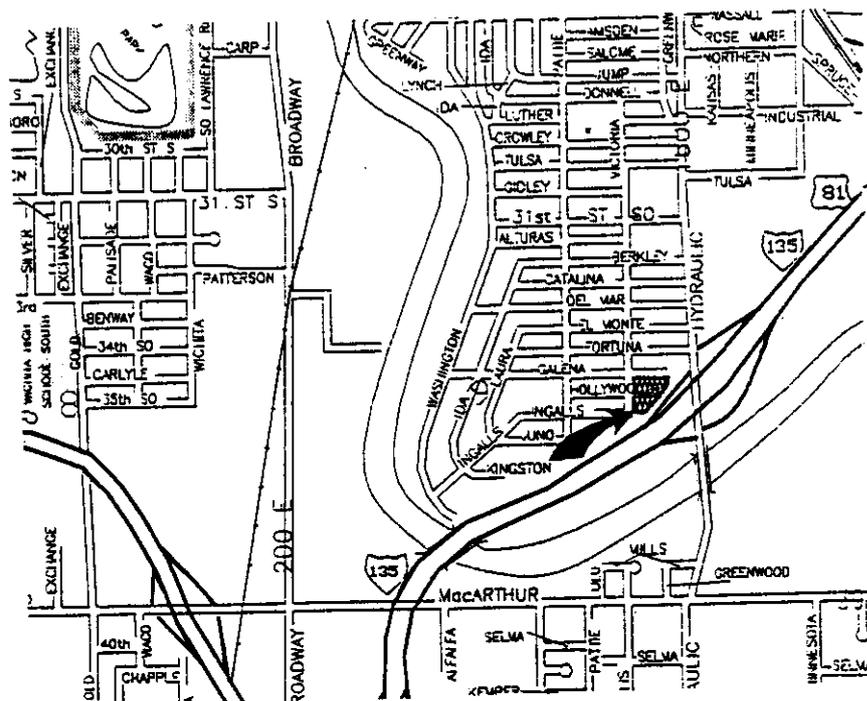
MINIMUM LOT AREA: 3.78 acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:

FILE COPY



NOTE: The area in which this replat is occurring was platted in 1954 as a typical single-family type development (Rainbow Second Addition). While the area to the north of this site or north of Galena is nearly fully developed with one-family residences, the area south of Galena has been developed with several, non-residential uses. This site itself is occupied by an existing church. None of the streets as indicated by the Rainbow Second plat have been installed. Sanitary sewer and water also have not been provided directly to or for this area but is available immediately to the north. The church at the location is apparently using on-site sewer (septic) and water. A good portion of this Addition was acquired as right-of-way for I-235. Consequently, east-west streets such as Hollywood no longer are able to reach Hydraulic as through type streets. In order to consolidate the site into a coherent unit, this replat is being done to largely vacate unneeded street segments, lots, easements, and so forth.

STAFF COMMENTS:

- A. Based on the requirements of the Subdivision Regulations and the actual conditions of this site, this plat should be required to guarantee the extension of sanitary sewer and the paving of Galena Street (1/2 of the street is presently paved) to a full street adjacent to the plat. As requested by the applicant, however, and supported by the Subdivision Committee, the Planning Commission is being asked to recommend to the City Council that these requirements be waived.

The applicant is advised that only the City Council has the authority to waive such improvements. If these improvements are not waived, approval of the plat will not occur until any such improvements are guaranteed. If these improvements are waived, Health Department approval for the continued use of a septic system will need to be obtained and proof of such approval submitted to Planning.

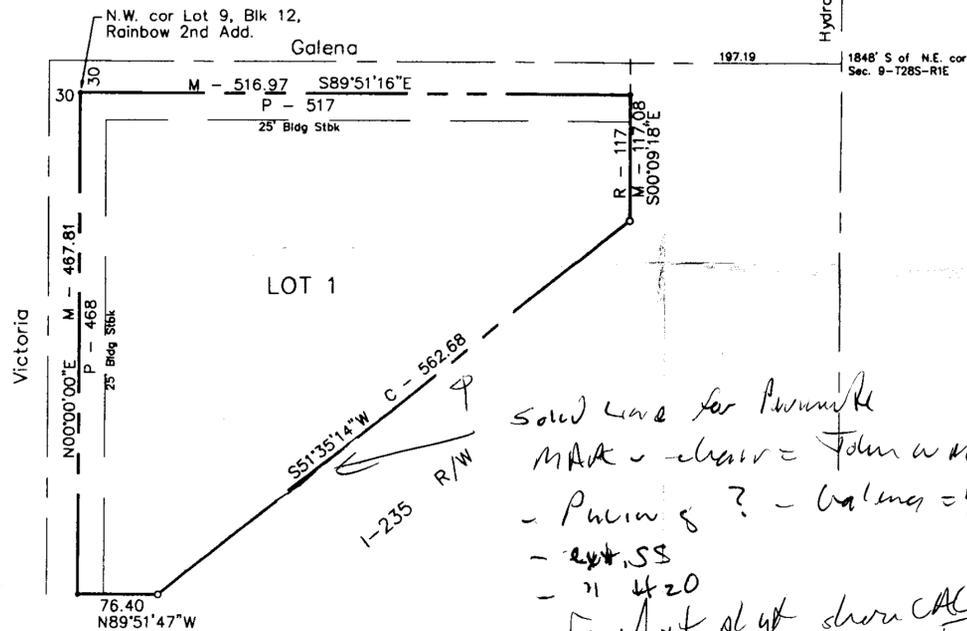
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage plan, drainage is being directed to I-135 and consequently a letter shall be provided from KDOT indicating their willingness to accept such drainage.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the perimeter of the plat shall be shown as a solid line.
- E. On the final plat tracing, the MAPC signature block shall indicate John W. McKay, Jr., as Chairman.
- F. The final plat tracing shall show on the face of the plat that complete access control exists from this plat to I-135.
- G. All approval dates on the final plat tracing shall be indicated as 1995.
- H. The names of the owners or person(s) with authority to sign this plat for the South City Baptist

OFFICE COPY
DO NOT REMOVE

SOUTH CITY BAPTIST CHURCH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/18/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-18-95



Tracing will be shown by owner/surveyor. At cornering at side - ? Esom lts

SCALE 1"=100'
 O - 5/8" rebar set with 'Armstrong' cap
 ● - 1/2" iron pipe found
 M - measured distance
 P - plat distance
 C - calculated dist
 R - record dist

State of Kansas }
County of Sedgwick } SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 1995, I have surveyed and platted "SOUTH CITY BAPTIST CHURCH ADDITION" an Addition to WICHITA, Sedgwick County, Kansas, into a lot and block, the same being described as follows: LOTS 3 THRU 16, BLOCK 12 AND LOTS 5 THRU 12, BLOCK 13, RAINBOW SECOND ADDITION TO WICHITA, KANSAS, EXCEPT THAT PART OF SAID LOTS CONVEYED TO STATE OF KANSAS AS RECORDED 2/11/61 IN DEED BOOK 1236, PAGE 41 FOR CONTROLLED ACCESS HIGHWAY PURPOSES.

Hollywood street east of Victoria and the utility easements as platted in Blocks 12 and 13 in Rainbow Second to Wichita, Kansas, are hereby vacated and replatted by virtue of K.S.A. 12-512(B) amended.

DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "SOUTH CITY BAPTIST CHURCH ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS. The Utility easements, as indicated, for construction and maintenance of public utilities are hereby granted.

OWNERS: _____

State of Kansas }
County of Sedgwick } ss

Be it remembered that on this _____ day of _____, 1995, before me, a Notary Public in aforesaid state and county, came _____ to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1994.

James D. Miner, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this _____ day of _____, 1994.

Bob Knight, Mayor

Pat Burnett, City clerk

Entered on transfer record the _____ day of _____, 1994.

Susan E. Crockett-Spoon, County Clerk

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1994, at _____ M., and is duly recorded.

Pat Kettler, Register of Deeds

Ed Reso, Deputy

250 Mathewson
WICHITA, KS 67211
(316) 263-0062

ARMSTRONG LAND SURVEY, P.A.

