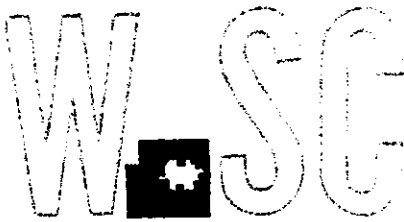


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 28, 1994

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 North Main
Wichita, KS 67203

Re: S/D 94-17 - COX MACHINE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 24, 1994, 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 18, 1994.

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. *8/19* 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. *\$2800*
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 developers.

Please call if you have any questions.

one lot plat

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Earnest E. Cox, 5920 West 21st Street North, Wichita, KS 67212
Posey Daniels, 5926 West 21st Street North, Wichita, KS 67212
Grandview, Inc., c/o Ritchie Associates - Building 1000, 8100 East 22nd Street North,
Wichita, KS 67226
Mike Lindebak, City Engineer

11 COPY



STAFF COMMENTS:

- A. This site is not now apparently served by a municipal sewer or water system. A major sewer project, however, is planned in this area and this site should be able to connect to the planned sewer. Municipal water, though, existing or planned is still apparently too far removed from the site. The applicant shall, though, provide guarantees for both sewer and water.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this case being scheduled for City Council review, the applicant shall request a zone change to "E" Light Industrial zoning for the portion of this plat presently zoned "AA". Such a zone change needs to be obtained not only to eliminate the inconsistency of "AA" zoning for this area in general and this site in particular, but even if used just for parking or storage for the existing use, the zoning needs to be consistent.
- D. If any part of the Texaco Pipeline easement encumbers this site, even a pipeline building setback, the final plat tracing shall show this easement/setback, label it, and indicate the recording information.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant is reminded that the platting binder is to be submitted with the final plat and this plat will be subject to review of the binder.
- G. On the final plat tracing, the MAPC's signature block shall be amended to indicate James D. Miner.
- H. 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.
- I. 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.
- 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

March 24, 1994

STAFF REPORT
(Final Plat Approved 3/17/94)

CASE NUMBER: S/D 94-17 COX MACHINE ADDITION

OWNER/APPLICANT: Earnest E. Cox, 5920 West 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 841 S. Hillside, Wichita, KS 67211

LOCATION: North of 21st Street North and west of Hoover

SITE SIZE: 1.30 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial/Residential: 1

Total: 1

MINIMUM LOT AREA: 56,747.91 sq. ft.

CURRENT ZONING: "E" and "AA" (Zone change required "AA" to "E")

VICINITY MAP:

