

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the existing drive on Woodlawn which is in an area of complete access control.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee, as required by the C.U.P., construction of deceleration lanes along both Central and Woodlawn.
- D. The applicant shall guarantee any requirements needed for the relocation of, or changes in service resulting from this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Any relocation of utilities necessitated by the vacation of the existing alley shall be at the sole expense of the applicant. Letters shall be provided from all involved utilities indicating that satisfactory arrangements have been made for any needed relocations.
- G. Prior to this plat being scheduled for the City Council the applicant shall meet with the City Water Department to resolve issues relating to existing water lines within this plat. A memo shall be obtained, and submitted to Planning, indicating that satisfactory arrangements have been made.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The applicant is advised that the chairman of the MAPC is "Wayne L. Brinegar." The final plat tracing shall reflect this change.
- 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.

October 12, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 8/24/89)

CASE NUMBER: S/D 89-54 - NORMANDIE CENTER ADDITION

OWNER/APPLICANT: Normandie Village Assoc., 4550 W. 109th St.  
Suite 220, Overland Park, KS

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of Woodlawn and Central

SITE SIZE: 8.2 acres

NUMBER OF LOTS

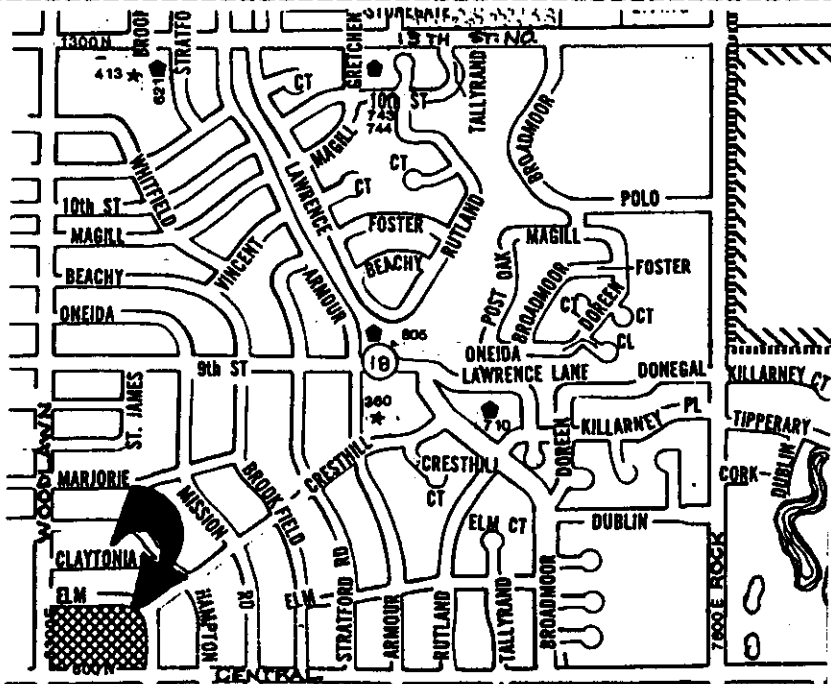
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 8.2 Acres

CURRENT ZONING: "LC" Light Commercial & "B" Multiple Family Dwelling

PROPOSED ZONING: "LC" Light Commercial & "B" Multiple Family Dwelling (Z-2962 & DP-193)

VICINITY MAP:



METROPOLITAN AREA PLANNING  
DEPARTMENTCITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

October 13, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-54 - NORMANDIE CENTER

Dear Gentlemen:

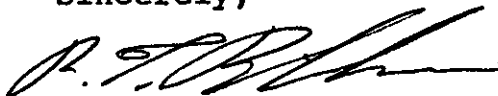
At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 6, 1989.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Normandie Village Assoc., 4550 W. 109th St., Suite 220,  
Overland Park, KS 66211  
Bill Yung Design, 4912 E. 29th St. N., Wichita, KS  
Ms. William Maltbie, 601 St. James, Wichita, KS 67206  
Mike Lindebak, City Engineer

