

S/D 89-17 - LESLINE ADDITION

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- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

March 30, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-17 - LESLINE ADDITION

OWNER/APPLICANT: K.T. Wiedemann Trust, W.G.T. Associates, Attn:
Robert Kaplan, 430 N. Market, Wichita, KS
67202

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: Southeast corner of Kellogg (U.S. 54) and
Greenwich Rd.

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

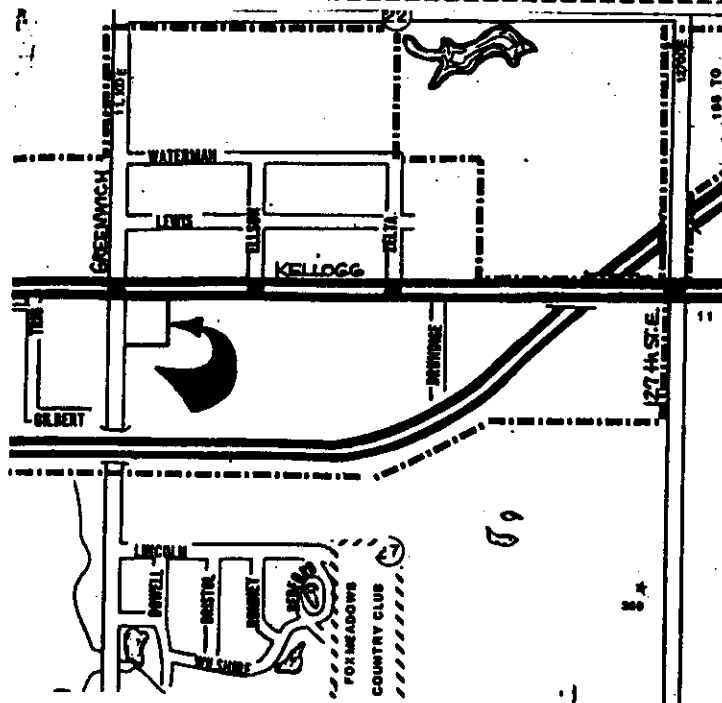
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 3.82 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "E" (Z-2944)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. As required by this plat, the applicant shall guarantee the extension of Municipal water.
- C. The applicant shall guarantee the paving of Orme and Dowell streets adjacent to this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the March 16, 1989, meeting of the MAPC the request for rezoning an area including this site was heard. The Planning Commission approved a zone change to "E" Light Industrial (Z-2944) for this site with the condition and understanding that the applicant will submit three voluntarily offered covenants prohibiting off-site advertising signs, prohibiting portable signs, and permitting only "C" Commercial District uses. The above mentioned covenants shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- G. The final plat tracing shall indicate a dimension from the north line of the plat to the section line north of Kellogg.
- H. The final plat tracing shall indicate any associated condemnation case number for U.S. 54.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement, required by the drainage plan for this property.
- J. The final plat tracing shall establish a 60-foot building setback from the north line adjacent to Kellogg.
- 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. 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

March 30, 1989

Professional Engineering Consultants, P.A.
Attn: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: S/D 89-17 - LESLINE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 24, 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 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 real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: K.T. Wiedeman Trust, W.G.T. Associates
Attn: Robert Kaplan
430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

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