

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO 1-9

October 27, 1988

STAFF REPORT
(Final plat)

CASE NUMBER: S/D 88-74 - AGAPÉ ADDITION

OWNER/APPLICANT: First Methodist Church of North America
c/o Pastor Joe Mitchell

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East side of Maize Road, 1/4-mi. north of
21st Street North

SITE SIZE: 5 acres

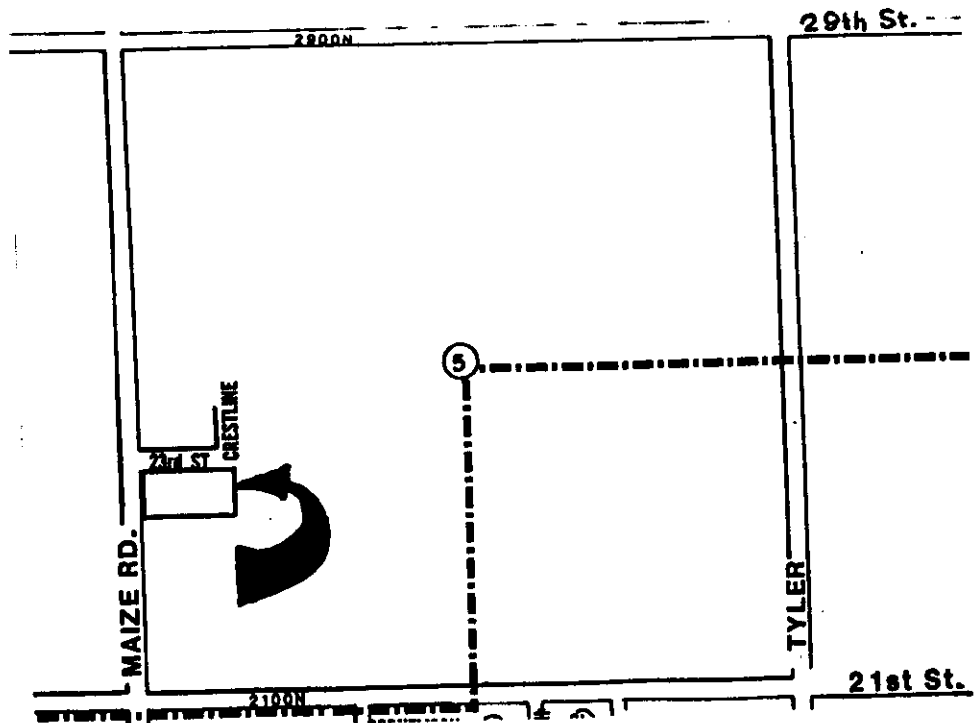
NUMBER OF LOTS

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

MINIMUM LOT AREA: 165,523 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall contact the County Engineer's Office to determine, in conjunction with the Wichita Kennel Club plat to the north if 23rd Street North can be opened up to Suburban Street standards.
- D. The applicant shall submit to City Engineering a petition to be held for development for the extension of municipal water across the front of 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. The final plat shall reference in the platdor's text the dedication of access controls to Maize Road across the west line of the plat. The applicant indicate two access openings with the location of the permitted openings to be determined by the appropriate engineer.
- G. On the final plat, the center lines of all perimeter streets shall be labeled.
- H. On the final plat, 30-foot building setbacks shall be indicated to all perimeter streets.
- I. On the final plat tracing, dashed lines shall be used to indicate the street right-of-way being dedicated for Maize and Crestline.
- J. Prior to submitting the final plat tracing, the applicant shall submit a drainage plan to County Engineering for review and approval.
- 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.

REVISED COPY

3rd

N. 88° 43' 45" E. 660.00'

STREET

NORTH

35'

565.00'

30' Building Setback Line

Lot 1
Block A

30' Building Setback Line

295.00'

CRESTLINE

35'

S. 88° 43' 45" W. 660'

565.00'

Be it remembered that this 1st day of October, 1988, before me, a Notary Public in and for said State and County, came Great Plains Free Methodist Loan Board by David M. Samuelson, President and C. David Joy, Secretary, on behalf of the Loan Board, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of the Loan Board. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires Sept 9, 1991


 NAOMI E. CROWLEY
 NOTARY PUBLIC
 State of Kansas
 - MY APPT. EXPIRES 9-9-91

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Secretary
Marvin S. Krout

_____, Mayor
Sheldon Kamen

Dale E. Rea, Deputy City Clerk

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1988.

_____, Chairman
Mark F. Schroeder

_____, Chairman Pro-tem
Billy O. McCray

_____, Commissioner
David Bayouth

_____, Commissioner
Tom Scott

Bernerd A. Hentzen, Commissioner

Attest: _____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1988.

Pat Kettler, Register of Deeds

Ed Resa _____, Deputy

Entered on transfer record this _____ day of _____
1988.

Don Wright, County Clerk

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "AGAPE' ADDITION", Sedgwick County, Kansas, into a Lot, a Block and Streets, the same being accurately set forth on the accompanying plat and described as the North 330.0' of the South 1650.0' of the West 660.0' of the Southwest Quarter of Section 5, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block and Streets, to be known as "AGAPE' ADDITION", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from Maize Road, over and across the West line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to Maize Road at two locations, as determined by the appropriate Engineer.

THE FREE METHODIST CHURCH OF NORTH AMERICA, INC.

Calvin H. Hawkins
Calvin Hawkins Trustee

Robert Rue
Robert Rue Trustee

Dale L. Widiger
Dale Widiger Trustee

Be it remembered that this 29th day of September, 1988, before me, a Notary Public in and for said State and County, came The Free Methodist Church of North America, Inc., by Calvin Hawkins, Robert Rue, and Dale Widiger, Trustees, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires Sept. 9, 1991

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "AGAPE' ADDITION".

GREAT PLAINS FREE METHODIST LOAN BOARD

David M. Samuelson President C. David Joy Secretary

Don Wright, County Clerk

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 27, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-74 - AGAPÉ ADDITION located on the east side of
Maize Road, 1/4-mil. north of 21st St. North

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 27, 1988, 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 October 24, 1988.

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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Agapé Free Methodist Church, c/o Joe Mitchell, 1927
Evergreen, Wichita, KS 67212
Mike Lindebak, City Engineer