

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 1, 1987

Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: Final Plat S/D 87-64 - FERRELL DRIVE ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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 platlor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: City of Wichita, c/o Steve Potucek

**FILE COPY**

## SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the closure of the vacated Heiserman Street return on the south side of 17th Street North.
- C. The applicant shall guarantee the paving of 17th Street North from Heiserman to Ferrell Drive.
- D. The applicant shall abandon the existing water line on Lot 1 and reestablish service to properties connected to this line prior to the case going to the City Council.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant has advised that the two reserves are being platted for sales to the owners of adjacent odd Lots 171 through 179 and odd Lots 159 through 169, Rich's Addition to the City of Wichita. This needs to be done in order to protect these two property owners access to Ferrell Drive. Neither Reserve A or B is served with sanitary sewer and Reserve B is too small to be considered a buildable site, the final plat shall reference that the reserves are platted for open space, access purposes from lots to the west and for public utilities. The final plat shall specify these purposes in the plat's text and shall clearly state that they are to be owned and maintained by the owners of the adjacent odd lots in Rich's Addition.
- G. In order to clearly establish the ownership and maintenance responsibilities of Reserves A and B, a restrictive covenant shall be filed of record which states that the owner of odd Lots 171 through 179, Rich's Addition, will own Reserve A and the owner of odd Lots 159 through 169, Rich's Addition, will own Reserve B. The form of this covenant will need to be approved by the City's Law Department. The covenant shall be submitted for recording with the plat.
- H. As could be noted from the preliminary plat for this property, this plat proposes the vacation of the east half of Heiserman Street. Approval of this final plat is subject to approval of the applicant's associated vacation case (V-1494).
- I. The final plat tracing shall indicate the utility easement in the northeast corner of Lot 1 needed for sanitary sewer.
- 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.

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-64 - FERRELL DRIVE ADDITION

OWNER/APPLICANT: City of Wichita

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Southwest corner of Ferrell Drive and 17th Street North.

SITE SIZE: .60 Acre

NUMBER OF LOTS:

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 7,183 Sq. Ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "A"

VICINITY MAP:

