

February 6, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-9 - Final Plat of Robert Rhodes Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 1986, 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 January 31, 1986.

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 platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Robert & Geraldine Rhodes, 4327 W. 13th Street, Wichita, KS
Mike Lindebak, City Engineer

S/D No.: 86-9 Name: ROBERT RHODES ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: At the south side of 13th Street, in an area east of Zoo Blvd.
Owner: Robert Rhodes & Geraldine Rhodes, 4327 W. 13th St., Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.0 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 29,833.80 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "BB" (Z-2653)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2653), requesting "AA" (one-family dwelling) to "BB" (office district), has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the following access controls:
 1. "Complete access control" to 13th Street North, across the north line of the plat, from a point 150 feet east of the center of the adjacent railroad track. This translates to "complete access control" from the west 65 feet of the lot.
 2. "Access control except for one (1) opening" to 13th Street North across the lot's remaining frontage to 13th Street North.
- D. The final plat tracing shall indicate the platting of a 20-foot front yard building setback from 13th Street North.
- E. The applicant shall submit a copy of the instrument which establishes the Consolidated Gas Corporation's easement on this property.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required with the platting of this property?
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

NOTE: This plat has been submitted in final form only.