

Map No. 5550 C

S/D No.: 85-110

SUBDIVISION REPORT AND PROGRESS

*File
Closed*

Name: STOCKYARDS INDUSTRIAL PARK ADDITION

General Location: On the north side of 21st Street North, west of Washington.

Owner: March Oil Company

Engineer/Surveyor: Delamater Engineers, Inc.

APPLICATION FILED: 12/11/85

SKETCH PLAT FILED: _____

PRELIMINARY FILED: 12/11/85

M.A.P.C. ACTION: _____

S/D ACTION: 1/2/86 approved

B.C.C. ACTION: _____

FINAL FILED: _____

RECORDED: _____

S/D ACTION: _____

REMARKS: _____

S/D 85-110 - STOCKYARDS INDUSTRIAL PARK
ADDITION. On the north side of 21st St.
No., west of Mosley IF Extended FROM
THE SOUTH. DELAMATER ENGRS. INC.

ACTION

S/D COMMITTEE *approved* DATE *4/2/56 (Prelim.)*
See
M.A.P.C. _____
B.C.C./B. CO. C. _____

File Closed

Map No. 5550 C
Sec. 4
Twp. 27S
Range 1E

S/D No.: 85-110

SUBDIVISION REPORT AND PROGRESS

Name: STOCKYARDS INDUSTRIAL PARK ADDITION

General Location: On the north side of 21st Street North, west of

Owner: March Oil Company *Mostly, if extended from the south.*
Address: 702 E. 21st St.
Wichita, KS

Subdivider: Zip Code: 67214 Phone: 263-5094

Address: Zip Code: Phone:

Engineer/Surveyor: Delamater Engineers, Inc.

Address: 702 E. 21st Street
Wichita, KS Zip Code: 67214 Phone: 264-0010

Present Zoning: "E" F
Proposed Zoning: "E" P
Assoc. Zone Case:

FINAL PLAT RECEIVED:
S/D Comm. Action:

APPLICATION RECEIVED: 12/11/85
SKETCH PLAT RECEIVED:

M.A.P.C. ACTION:

PREL. PLAT RECEIVED: 12/11/85
S/D Comm. Action: 1/2/85 *appr.*

B.C.C. ACTION:

Tracing Received:
Released for Recording:
Plat Recorded:

COMMENTS:

(316) 265-5700

TIMOTHY E. MCKEE

TRIPLETT, WOOLF & GARRETSOHN ATTORNEYS AT LAW

CENTRE CITY PLAZA 151 N. MAIN - SUITE 800 WICHITA, KS 67202-1499



702 East 21st Street
Wichita, Kansas 67214
316-264-0010

2425 Porter
Wichita, Kansas 67204
316-838-2518



Suite 3, Livestock Exchange Building

January 10, 1990

Metropolitan Area Planning Dept.
City Hall, Tenth Floor
455 North Main
Wichita, KS 67202

RE: S/D 85-110 Stockyards Industrial Park Assn.

Att: R. Timothy Bickhaus
Associate Planner

Dear Mr. Bickhaus:

Some time ago our client indicated that he felt that it would not be economically feasible to proceed with completion of this subdivision, at that time, because of the cost involved and the limited market for industrial property.

We have recently confirmed with him that he is still of that opinion; and that he has no desire to proceed at this time.

For that reason we are requesting that you close the file on this case at this time, of course with the provision that it may be reopened and refiled in the same or different form sometime in the future.

Very truly yours,

R. S. Delamater
R. S. Delamater, P.E.
DELAMATER ENGINEERS, INC.

RSD:mh

cc: John Stevens
March Oil Company

1015-A

RECEIVED

JAN 16 1990

METROPOLITAN PLANNING
ROUTE _____



2425 Porter
Wichita, Kansas 67204
316-838-2518

702 East 21st Street
Wichita, Kansas 67214
316-264-0010



Metropolitan Area Planning Dept.
City Hall, Tenth Floor
455 North Main
Wichita, KS. 67202-1688

ATT: R. Timothy Bickhaus
Associate Planner



SEDGWICK COUNTY



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

January 2, 1990

Delamater Engineers, Inc..
702 E. 21st Street
Wichita, KS 67214

Re: S/D 85-110 - STOCKYARDS INDUSTRIAL PARK ADDITION

Gentlemen:

On December 11, 1985, you filed the above-referenced request for subdivision approval. Since the last action on this application was on January 2, 1986, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: March Oil Company, 702 E. 21st Street, Wichita, KS 67214

FILE COPY

January 3, 1986

Delamater Engineers, Inc.
702 E. 21st Street
Wichita, KS 67214

Re: S/D 85-110 - Preliminary Plat of Stockyards Industrial
Park Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 2, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm sewers and storm drain 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. The final plat shall indicate "access control except for one opening" to 21st Street North across the south lines of Lot 15, Block 1 and Lot 10, Block 2.
- G. The plat's text shall make proper reference to the access controls being dedicated. Regarding the two driveways which exist to 21st Street from Lot 10, Block 2, the plat's text shall state that "said Lot 10, Block 2 shall retain the two existing driveways to 21st Street North until said lot is redeveloped."

Delamater Engineers, Inc.

Re: S/D 85-110 - Preliminary Plat of Stockyards Industrial
Park Addition.

January 3, 1986

Page 2

- H. The final plat shall label the 35-foot building setback being platted from the adjacent public streets.
- I. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- J. On the final plat, a 20-foot wide contingent street dedication for 21st Street shall be indicated from the south line of Lot 15, Block 1. A 55-foot wide building setback shall be platted from the south line of this lot.
- K. On the final plat, the platlor's text shall reference that the contingent street dedication for 21st Street is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- L. The proposed 40-foot wide access easements indicated to serve Lots 1, 2, 3 and 4, Block 2 need to be established by separate instrument with appropriate recording information indicated on the final plat. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- M. On the final plat, 24th Street and 23rd Street shall be labeled 24th Street Circle and 23rd Street Circle, respectively.
- N. On the final plat, dimensions shall be provided for the 15-foot utility easement on Lot 10, Block 2. If this easement exists by separate instrument, appropriate recording information shall be referenced.
- O. The applicant shall provide proof, by letter from the Continental Oil Company and Bareco Oil Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easements is acceptable and that a building setback from the easements is not required. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

Delamater Engineers, Inc.
Re: S/D 85-110 - Preliminary Plat of Stockyards Industrial
Park Addition.
January 3, 1986
Page 3

- P. Prior to scheduling this case before the Board of City Commissioners, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

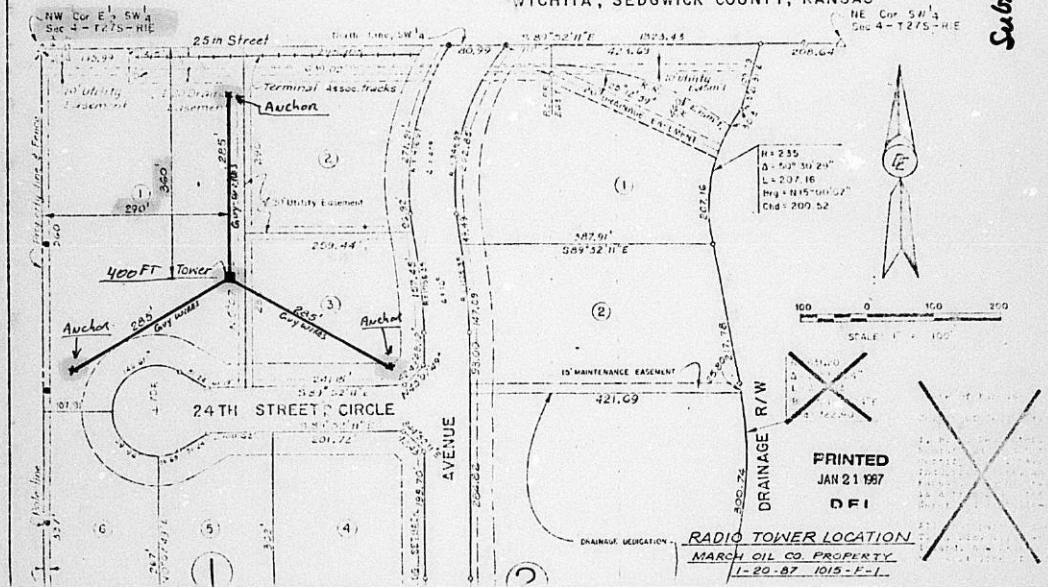
FLN:mlh

Enclosure

cc: March Oil Company, 702 E. 21st Street, Wichita, KS 67214
Mike Lindebak, City Engineer

(PROPOSED)
STOCKYARDS INDUSTRIAL PARK
 WICHITA, SEDGWICK COUNTY, KANSAS

Submitted by C.I.D.
 on 1/21/87 RW



Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-110 Name: STOCKYARDS INDUSTRIAL PARK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: On the north side of 21st Street North, west of ~~Washington~~ ^{Mosley}.
Owner: March Oil Company, 702 E. 21st St., Wichita, KS 67214
Surveyor/Engineer: Delamater Engineers, Inc., 702 E 21st Street, Wichita, KS 67214

1. Gross Acreage of Plat: 55 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 25
 - Total: 25
3. Minimum Lot Area: 31,800 Sq. Ft.
4. Existing Zoning: ~~IND~~ "R"
5. Proposed Zoning: ~~IND~~ "F"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- 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. The final plat shall indicate the following access controls:
 1. "Complete access control" to 21st Street North, across the south line of Lot 10, Block 2, from a point 150 feet west of the center of the adjacent railroad track to the east of this lot; and
"Access control except for one (1) opening" to 21st Street North, across Lot 10, Block 2's remaining frontage.
 2. "Complete access control" to 21st Street North across the south line of Lot 15, Block 1.
- G. The platton's text shall make proper reference to the access controls being dedicated.
- H. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- I. The final plat shall label the 35-foot building setback being platted from the adjacent public streets.
- J. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

SUBDIVISION REPORT
S/D 85-110 - STOCKYARDS INDUSTRIAL PARK ADDITION
Page 2

- K. On the final plat, a 20-foot wide contingent street dedication for 21st Street shall be indicated from the south line of Lot 15, Block 1. A 55-foot wide building setback shall be platted from the south line of this lot.
- L. On the final plat, the platator's text shall reference that the contingent street dedication for 21st Street is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- M. The proposed 40-foot wide access easements indicated to serve Lots 1, 2, 3 and 4, Block 2 need to be established by separate instrument with appropriate recording information indicated on the final plat. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- N. On the final plat, 24th Street and 23rd Street shall be labeled 24th Street Circle and 23rd Street Circle, respectively.
- O. On the final plat, dimensions shall be provided for the 15-foot utility easement on Lot 10, Block 2. If this easement exists by separate instrument, appropriate recording information shall be referenced.
- P. The applicant shall provide proof, by letter from the Continental Oil Company and Bareco Oil Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easements is acceptable and that a building setback from the easements is not required. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, what drainage guarantees are required with the platting of this property?

Map No.: 55500
Section: 4
Twp.: 21S
Range: 1E

S/D No. 85-110

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: STOCKYARDS INDUSTRIAL PARK

General Location: E1. SW1 Sec 4. 27S. 1E
On the North side of 21st St. No, West of Washington.

Name of Property Owner: March Oil Company
Address: 702 E. 21st St., Wichita, Kansas Zip Code: 67214 Phone: 316-263-5094
Name of Subdivider: March Oil Company
Address: 702 E. 21st St., Wichita, Kansas Zip Code: 67214 Phone: 316-263-5094
Name of Engineer/Surveyor: Delamater Engineers, Inc.
Address: 702 E. 21st St., Wichita, Kansas Zip Code: 67214 Phone: 316-264-0010
Date of Application:

SUBDIVISION INFORMATION:

- | | | | |
|---|--------------|--------------------------------|------------------------|
| 1. Gross Acreage of Plat | 55 | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 70' R/W | 3680 ft. |
| Residential | | b. R/W | ft. |
| Commercial | | c. R/W | ft. |
| Industrial | 25 | d. R/W | ft. |
| Other | | e. R/W | ft. |
| Total Number of Lots | 25 | TOTAL | ft. |
| 3. Minimum Lot Frontage | 200 ft. | 8. Are Sidewalks existing? | |
| 4. Minimum Lot Area | 31,800 SF | Yes | No <u>X</u> |
| 5. Existing Zoning | IE | | |
| 6. Proposed Zoning | Some IE | | |
| 9. Is a public water supply available? | <u>X</u> Yes | No, Name | ----- |
| 10. Is a sanitary sewer available? | <u>X</u> Yes | No, Name | ----- |
| 11. Has Health Department approval been obtained (where applicable) | NA | Yes | No |
| 12. City of Wichita | <u>X</u> | Three Mile Area | Outside of 3-mile area |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: March Oil Company, By

Johnny Stevens
Johnny Stevens

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by BP
Date 12-11-85
Fee Submitted \$ 475.00

2
55
5
275
200
475

FORM 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Nech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-110 Name: STOCKYARDS INDUSTRIAL PARK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: On the north side of 21st Street North, west of Washington.
Owner: March Oil Company, 702 E. 21st St., Wichita, KS 67214
Surveyor/Engineer: Delamater Engineers, Inc., 702 E 21st Street, Wichita, KS 67214

1. Gross Acreage of Plat: 55 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 25
 - Total: 25
3. Minimum Lot Area: 31,800 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
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SUBDIVISION REPORT
S/D 85-110 - STOCKYARDS INDUSTRIAL PARK ADDITION
Page 2

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- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, what drainage guarantees are required with the platting of this property?

**DELAMATER
ENGINEERS**
INCORPORATED

702 East 21st Street
Wichita, Kansas 67214
316-264-0010



Suite 26, Livestock Exchange Building

December 11, 1985

Mr. Michael E. Lindebak, P.E.
Acting Director of Planning
Wichita-Sedgwick County Planning Commission
Wichita, Kansas

Attention: Mr. Forrest Negley

Dear Mr. Negley:

We are handing you herewith 30 prints of preliminary plat for Stockyards Industrial Park; also for your convenience 15 prints of a vicinity map, better to describe the surrounding area and the connecting streets.

Also inclosed a check for \$475.00 to cover the filing fee for 55 acres, the area of the tract being platted.

Yours very truly,
DELAMATER ENGINEERS, INC.


Neil J. Dobler

Inc. check
NJD/mh

cc: John Stevens

1015 A