

Map No.: 5745 A
5746A

S/D No.: 86-15

SUBDIVISION REPORT AND PROGRESS

Name: WALENTA 3RD ADDITION

General Location: At the southwest corner of Oliver and Highland Lane.

Owner: Donald J. Walenta

Engineer/Surveyor: Baughman Company, P.A.

File Closed
3/16/90

APPLICATION FILED: 1/31/86

SKETCH PLAT FILED: _____

PRELIMINARY FILED: _____

M.A.P.C. ACTION: 2-20-86 *deferred*
3-20-86 *not finalized*

S/D ACTION: _____

B.C.C. ACTION: _____

FINAL FILED: 1/31/86

RECORDED: _____

S/D ACTION: 2/13/86 *approved*

REMARKS: _____

-66

S/D 86-15 - WALENTA 3RD ADDITION, located at the southwest corner of Oliver and Highland Lane.
BAUGHMAN COMPANY

POSTED 2-7-86
KZ
2/13/86

ACTION

S/D COMMITTEE	approved	DATE	2/13/86
M.A.P.C.	deferred indefinitely		2/20/86
			3/10/86
B.C.C./B.C.O.C.			

3/16/86 File Closed

SEDGWICK COUNTY



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

January 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 86-15 WALENTA 3RD ADDITION

Gentlemen:

On January 31, 1986, you filed the above-referenced request for subdivision approval. Since the last action on this application was on March 20, 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: James R. Schaefer, 400 W. Woodlawn, Suite 205, Wichita, KS
67208

FILE COPY

November 21, 1986

Mr. James R. Schaefer
400 North Woodlawn, Suite 205
Wichita, Kansas 67208

RE: Z-2697 - "RB" to "LC". At the southwest corner of Oliver and Highland Lane.

Dear Mr. Schaefer:

You will recall that the above-referenced zone change was approved by the City Commission on November 12, 1985, subject to platting the property within one year or the case be considered denied and closed. The plat (Walenta 3rd Addition) was approved by the Planning Commission on March 20, 1986, but none of the conditions of plat approval have ever been completed.

On April 25, 1986, you filed an application for an exception to permit a parking lot on the site, indicating you preferred this method of complying with the land use regulations rather than rezoning the property which required replatting. However, you withdrew that application before it was acted on by the Board of Zoning Appeals. This leaves the existing parking lot still in violation of the land use code until you complete the plat and thus obtain the "LC" zoning.

As the one year time limit for platting the property expired on November 12, 1986, and because you have previously told us you do not intend to complete the plat, we will mark the zone case (Z-2697) "denied and closed - failure to complete plat" unless we receive a written request from you by December 1, 1986, asking for an extension of the platting time.

If you have any questions about this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw

cc: Donald J. Walenta, 4635 East Kellogg, Wichita, KS. 67218
Baughman Company, 315 Ellis, Wichita, KS. 67211

No response.

Z-2697 closed 12-2-86.

March 20, 1986

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

Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 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 February 14, 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 a. attorney's opinion that the title is vested in the platlor.
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: Donald J. Walenta, 4635 East Kellogg, Wichita, KS 67218
James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208
Mike Lindebak, City Engineer

February 20, 1986

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

Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, the above-captioned plat was considered. The action of the Planning Commission was to indefinitely defer consideration of this plat until you request that it be placed back on their agenda. In order to reschedule this case for Planning Commission review, it is necessary for you to notify this office one (1) week in advance of the Planning Commission meeting.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Donald J. Walenta, 4635 East Kellogg, Wichita, KS 67218
James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208
Mike Lindebak, City Engineer

February 14, 1986

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

*Give comments
to Lynn for
Mar. 20th
MAPC
Done - 2/28/86*

Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the closure of the driveway in excess of the access control being platted and shall guarantee the reconstruction, to the commercial-width standard, of the other driveway if it is to be used for access into this lot.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a separate vacation case application for the vacation of Highland Lane, from Oliver to Dellrose. The Vacation Order for the vacation case shall retain the vacated street as alley right-of-way. The changing of the street to an alley is needed because the property to the north and south of the street has been developed with 90-degree parking spaces, which back into the street from a continuous driveway approach. The pavement within the street has also been constructed more like an alley than a street (e.g., inverted crown with no curb or gutter). The required separate vacation case shall accompany this plat to the Board of City Commissioners.
- D. Since Oliver is an arterial street, 50 feet of half-street right-of-way is required. The final plat dedicates the 10 feet of additional street right-of-way to bring it up to standard. In addition, the applicant shall contingently dedicate additional street right-of-way for future Oliver/Kellogg major street intersection improvements. Section 7-201(H) of the Subdivision Regulations provides for the dedication of 75 feet of half-~~feet~~ right-of-way from the intersection of arterial streets to a point 250 feet away and tapering to 100 feet at a distance of 350 feet from the intersection line. This contingent dedication shall be indicated on the final plat tracing.

Baughman Company, P.A.
Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.
February 14, 1986
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- E. On the final plat tracing, the platlor's text shall be amended to reference the contingent street dedication for Oliver (major intersection right-of-way). Reference to the contingent dedication shall state that the dedication is dedicated to the public, contingent upon the need for the right-of-way for a future Kellogg/Oliver intersection improvement.
- F. Since the street right-of-way proposed for vacation by this replat (northeast corner of the lot) is within the area needed for major street intersection right-of-way for Kellogg and Oliver, it shall not be vacated. The final plat tracing shall delete reference to this street vacation.
- G. On the final plat tracing, a 60-foot building setback shall be platted from the 50-foot half-street right-of-way line for Oliver Street (east line of the lot). The platting of a setback of this size provides for the standard 35-foot building setback from the west line of the contingent street dedication.
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 20, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Donald J. Walenta, 4635 East Kellogg, Wichita, KS 67218
James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208
Mike Lindebak, City Engineer

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-15 Name: WALENTA 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: At the southwest corner of Oliver and Highland Lane.
Owner: Donald J. Walenta, 4635 E. Kellogg, Wichita, KS 67218
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.3 Acre
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 13,203.45 Sq. Ft.
4. Existing Zoning: "A" & "RB"
5. Proposed Zoning: "LC" (Z-2697)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2697), requesting "RB" (four-family dwelling) to "LC" (light commercial), has been approved subject to platting the application area only.

- A. The applicant shall guarantee the closure of the one driveway in excess of the access control being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a separate vacation case application for the vacation of Highland Lane, from Oliver to Dellrose. The Vacation Order for the vacation case shall retain the vacated street as alley right-of-way. The changing of the street to an alley is needed because the property to the north and south of the street has been developed with 90-degree parking spaces, which back into the street from a continuous driveway approach. The pavement within the street has also been constructed more like an alley than a street (e.g., inverted crown with no curb or gutter). The required separate vacation case shall accompany this plat to the Board of City Commissioners.
- E. On the final plat tracing, the contingent dedication of the right-of-way needed for the Oliver/Kellogg major street intersection shall be indicated. This right-of-way is needed in addition to the additional ten (10) feet of right-of-way being dedicated to meet the 50-foot wide, half-street right-of-way standard for Oliver.
- F. On the final plat tracing, the platlor's text shall be amended to reference the contingent street dedication for Oliver (major intersection right-of-way). Reference to the contingent dedication shall state that the dedication is dedicated to the public, contingent upon the need for the right-of-way for a future Kellogg/Oliver intersection improvement.
- G. Since the street right-of-way proposed for vacation by this replat (northeast corner of the lot) is within the area needed for major street intersection right-of-way for Kellogg and Oliver, it shall not be vacated. The final plat tracing shall delete reference to this street vacation.
- H. On the final plat tracing, a 60-foot building setback shall be platted from the 50-foot half-street right-of-way line for Oliver Street (east line of the lot). The platting of a setback of this size provides for the standard 35-foot building setback from the west line of the contingent street dedication.

SUBDIVISION REPORT
S/D 86-15 - WALENTA 3RD ADDITION
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- I. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

Map No.: 5740A
Section: NE 26
Twp.: 27
Range: 1E

S/D No. 86-15

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Walenta 3rd Addition

General Location: Southwest Corner of Oliver and Highland Lane

Name of Property Owner: Donald J. Walenta
Address: 4635 East Kellogg, Wichita, KS. Zip Code: 67218 Phone: 685-1345
Name of Subdivider: _____ Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Baughman Company, P.A.
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271
Date of Application: January 31, 1986

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.3
2. Number of Lots:
Residential _____
Commercial _____
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 111 ft.
4. Minimum Lot Area 13,203.45 Sq. Ft.
5. Existing Zoning "A" & "RB"
6. Proposed Zoning "LC" 2-269?
7. Lineal Feet of New Streets:
a. 10 R/W 106 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Are Sidewalks existing?
Yes X No _____
9. Is a public water supply available? X Yes _____ No, Name City of Wichita
10. Is a sanitary sewer available? X Yes _____ No, Name City of Wichita
11. Has Health Department approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 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: Donald Walenta

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

Received by AB
Date 1-31-86
Fee Submitted \$50

FORM 29-071

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	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	