

NOTE: The applicant's request for "LC" zoning on the NW half of this site (Z-3099) has been approved by the City Council subject to replatting into one lot with Lot 1 of Kelley-Shaw Addition and covenanting to provide certain landscaping and screening along Arapaho as discussed by the applicant at MAPC. The City has agreed to release the north 30 feet of a 50' x 100' easement in the SW corner of this site, upon payment of an established release fee. The south 20 feet is being retained by the City for future street needs but a minor street privilege permit for the use of it for parking as well as for use of the south 10 feet of the balance of this site for parking and signs has just recently been obtained by this applicant.

STAFF COMMENTS:

- A. Since a portion of the property being included in this lot is still owned by the City, the applicant shall complete the purchase process by paying the purchase fee (\$760.00) so that the City can record the quit claim deed. This shall be completed prior to scheduling this plat for City Council review.
- B. In accordance with the requirement for landscaping and screening the Arapaho frontage, as discussed with MAPC during review of Z-3099, the applicant shall execute and submit the previously prepared covenant which provides for installation of a fence and a certain minimum amount of plant materials. This fully executed covenant shall be submitted to Planning prior to scheduling this plat for City Council review.
- C. The applicant shall guarantee the closure of the driveway to Arapaho. The guarantee shall provide for removal of the driveway within public right-of-way and construction of curb-and-gutter to close the driveway opening.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. 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.
- F. A minimum pad elevation, as determined by the City Engineer, shall be shown on the final plat tracing.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. 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.
- I. The applicant or agent shall provide the Planning Department with copies of the documents referenced in Items #10, 11, 14, 15 and 18 of Schedule B of the platting binder so it can be determined if any additional easement or right-of-way notations need to be shown on the plat tracing.
- J. No access to Central will be permitted across the "Exception".

METROPOLITAN AREA PLANNING COMMISSION

September 8, 1994

STAFF REPORT

(Final Plat Approved 9/1/94, Preliminary Plat Approved 5/26/94)

CASE NUMBER: S/D 94-27 STEVE KELLEY 3RD ADDITION

OWNER/APPLICANT: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: East of the "Big Ditch" and north of Central Avenue

SITE SIZE: 0.94 Acre

NUMBER OF LOTS

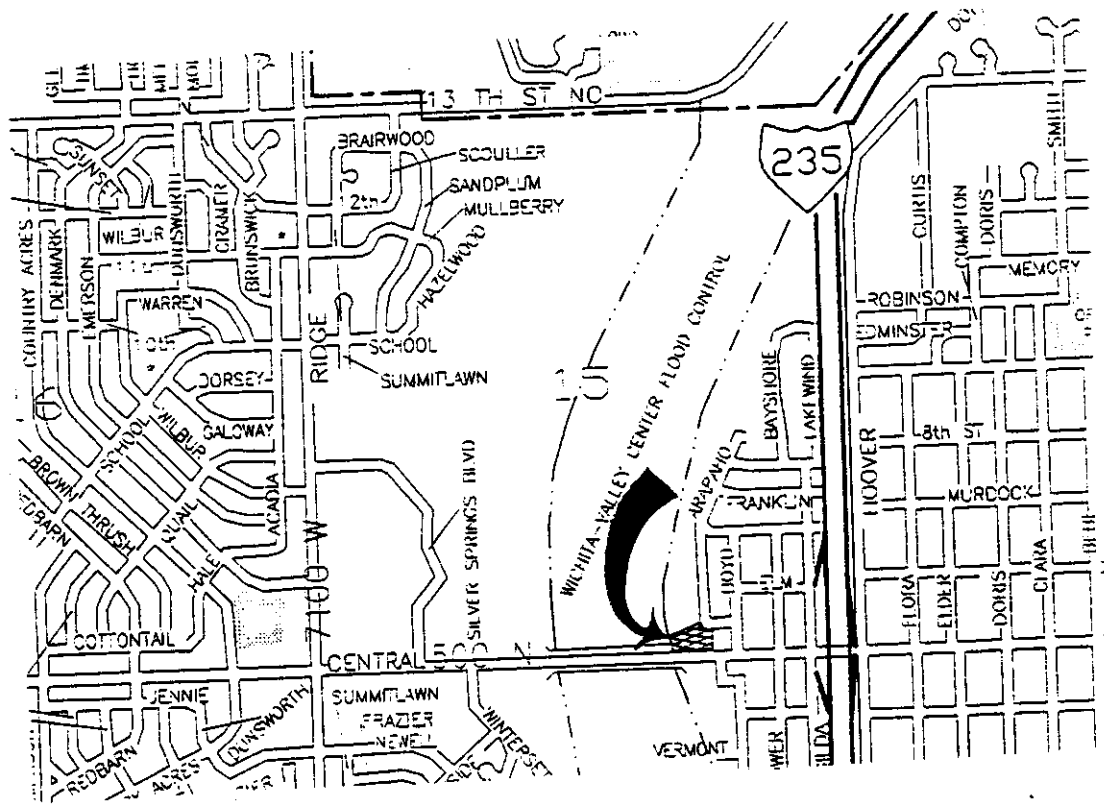
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: .94 Acre

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-3099 and Z-3145)

VICINITY MAP:





**METROPOLITAN AREA PLANNING
DEPARTMENT**

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 9, 1994

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 94-27 - STEVE KELLEY 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 8, 1994, 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 2, 1994.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Louise Olivarez
Principal Planner

LO:rh

cc: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223
Mike Lindebak, City Engineer

DO NOT REMOVE

STEVE KELLEY 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and State do hereby certify that we have surveyed
and plotted "STEVE KELLEY 3RD ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lot 1,
Kelley-Shaw Addition, Wichita, Kansas, together with Lot 5, and
part of Lot 4, described as commencing at the SW Corner of said
Lot 4; thence East along the South Line of said Lot 4, a distance
of 100 feet; thence North at a right angle, 20 feet to a point of
beginning; thence North continuing along the last described line,
30 feet; thence West parallel to the South Line of said Lot 4,
to the Westerly Line of said Lot 4; thence Southwesterly on the
Westerly Line of said Lot 4, to a point 20 feet North of the South
Line of said Lot 4; thence East to the point of beginning, Block
A, West Central Gardens Third Addition, Sedgwick County, Kansas.

All being situated in the SE1/4 of Sec. 15, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Surveyor.
Gregory F. Severns

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a Lot, a Block, and a Reserve to be known as "STEVE
KELLEY 3RD ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is
hereby reserved for landscaping purposes. Reserve "A" shall be owned and
maintained by Lot 1. The utility easements are hereby granted as indicated
for the construction and maintenance of all public utilities. All abutters
rights of access to or from Central Avenue over and across the south line
of Lot 1, are hereby granted to the City of Wichita, Kansas, provided
however, that Lot 1 shall have access at one location as shall be determined
by the City Engineer of the City of Wichita. All abutters rights of access
to or from Arapaho over and across the north line of Lot 1, are hereby
granted to the City of Wichita, Kansas.

Stephen R. Kelley

Etta V. Kelley

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1994, by Stephen R. Kelley
and Etta V. Kelley, husband and wife.

Notary Public

My App't. Exp. _____

We, Suburban West State Bank, holders of
mortgages on the above described property do hereby consent to this
plat of "STEVE KELLEY 3RD ADDITION", Wichita, Sedgwick County, Kansas.

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1994, by _____
of Suburban West State Bank,
on behalf of the bank.

Notary Public
My App't. Exp. _____

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9-1-94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-2-94

FINAL PLAT

This plat of "STEVE KELLEY 3RD ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
James D. Miner

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1994.

City
Pat Burnett

Entered on transfer record this _____
of _____, 1994.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____
of _____, 1994, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

SCALE:
1" = 20'
O = IRON (FOUND)
X = CROSS CUT (FOUND)
• = 1/2" IRON NUT "BAUGHMAN" CAP (SET)
= REBAR (FOUND)

