STAFF COMMENTS:

NOTE: An associated zone case (Z-2910) requesting "B" to "LC" zoning in the northwest corner was approved by the MAPC April 14, 1988. The City Council will review this May 10, 1988.

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. The applicant shall guarantee the extension of municipal water to serve proposed Lot 1.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat tracing, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension.

E. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

F. On the final plat tracing, the Mayor's name (Sheldon Kamen) shall be printed below the signature line.

G. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).

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 shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

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 City Council.

L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1-9

MAY 12, 1988

STAFF REPORT

CASE NUMBER: S/D 88-28 - TOY'S "R" US ADDITION

OWNER/APPLICANT: Four of Wichita, Inc., Attn: Gene Coombs, 421 E. Third, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the north side of Kellogg Drive, east of Anna.

SITE SIZE: 3.6 Acres

NUMBER OF LOTS:

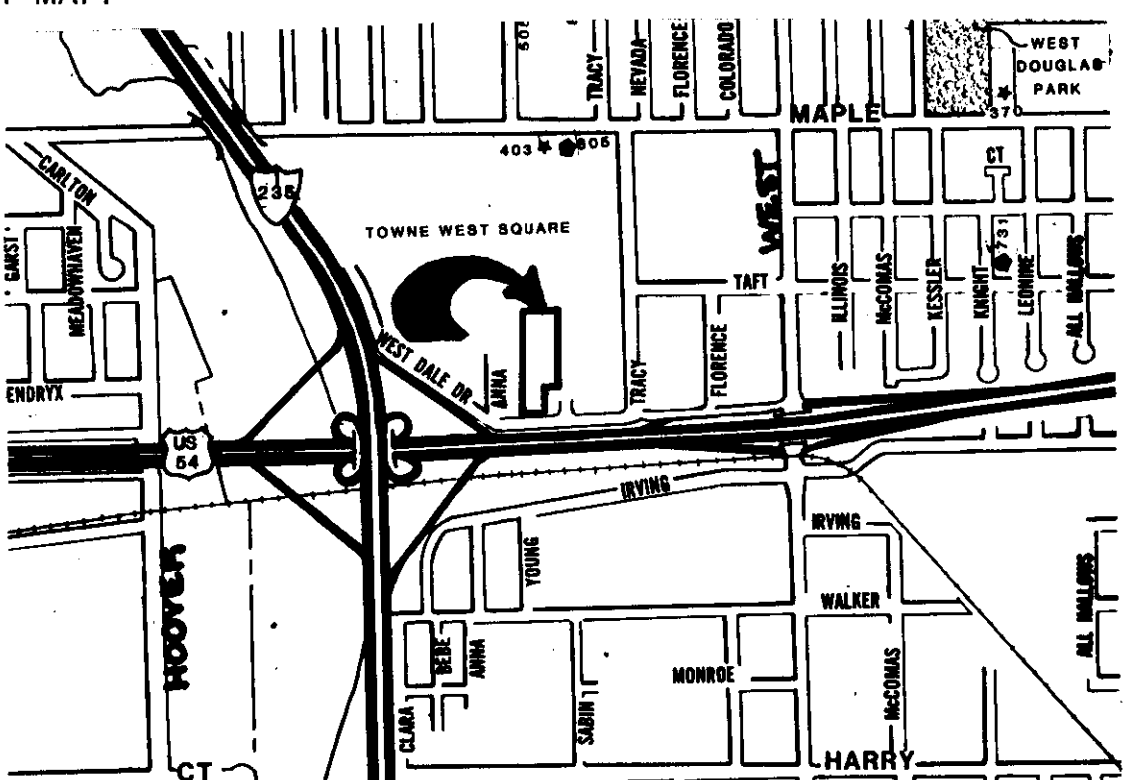
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 156,875.1 Sq. Ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-2910)

VICINITY MAP:



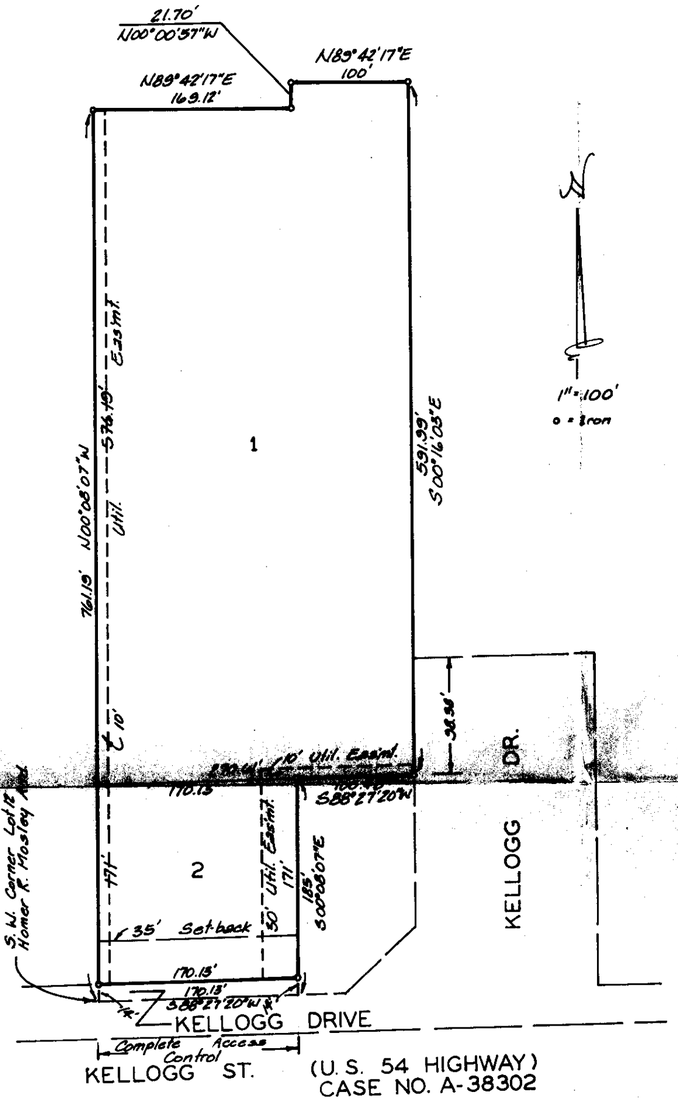
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

TOYS "R" US ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/6/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/6/88



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOYS "R" US ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, together with vacated Hendryx Ave. adjacent on the north and the W½ of vacated Young Ave. adjacent on the east, Homer R. Mosley Addition to Wichita, Sedgwick County, Kansas, and the west 70 feet of Block 1, together with vacated Hendryx Ave. adjacent on the north, the E½ of vacated Young Ave. adjacent on the west and all of the vacated alley adjacent on the south, Homer R. Mosley Second Addition to Wichita, Sedgwick County, Kansas. Utility easements, Street dedications and the Alley dedication being vacated (and reconfirmed) by virtue of K.S.A. 12-512(b). All being situated in the NE¼ of Sec. 26, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

_____ Date

Baughman Company, P.A.

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and street to be known as "TOYS "R" US ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Kellogg St. (U.S. 54 Highway) over and across the south line of Kellogg Dr. are hereby granted to the ~~appropriate governing body~~ City of Wichita

Owners: Toys "R" Us, Inc. _____, _____
Mike Schborough

Four of Wichita, Inc. _____, _____
Harry Pollack

State of New Jersey } S.S.
County of _____ }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Mike Schborough, _____ of Toys "R" Us, Inc., on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

State of Florida } S.S.
County of _____ }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Harry Pollack, _____ of Four of Wichita, Inc., on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

This plat of "TOYS "R" US ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ 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 _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rose

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at _____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rose

SEDGWICK COUNTY

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

May 12, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-28 - TOY'S "R" US ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 1988, 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 May 6, 1988.

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 plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk
cc: Four of Wichita, Inc., Attn: Gene Coombs, 421 E. Third, Wichita, KS 67202
Lawrence R. Harder, 395 W. Passaic Street, Rochelle Park, NJ 07662
Bruce Dimmig, 1305 Walnut, Kansas City, MO 64106-2934

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