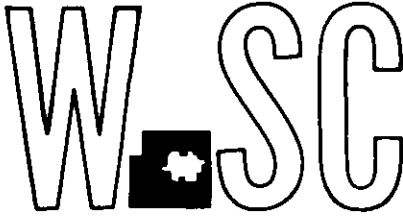


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

February 6, 1981

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-3 - Final plat of Andeel 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The north 10 feet of this contingent <sup>easement</sup> ~~dedication~~ shall be labeled also as a drainage ~~dedication~~. A swale shall be constructed within this easement to get drainage waters out to Mission Road.
- B. The applicant shall contingently dedicate by separate instrument the 20-foot alley along the south line of this plat. The contingency shall be based on the opening of the existing alley right-of-way to the west.
- C. The applicant shall either remove the sign and parking from the right-of-way for Mission Street or obtain a minor street privilege from the Department of Engineering. This shall be done prior to recording the plat.
- D. The applicant shall obtain a variance of the off-street parking requirement since adequate parking cannot be provided on site. (This must be done after the plat is recorded.)
- E. 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 any habitable structure constructed on subject property.
- F. The applicant shall guarantee that the obsolete curb cut to Mission Road will be closed within 6 months after approval of this plat by the Metropolitan Area Planning Commission.
- G. The Subdivision Committee recommends that the Planning Commission waive the sidewalk requirement on Mission Road and that the

Feb. 6, 1981

Planning Commission recommend to the City Commission the waiver of the sidewalk on Kellogg Drive.

H. Angles or bearings shall be added to the K. G. & E. easement.

I. 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 12, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

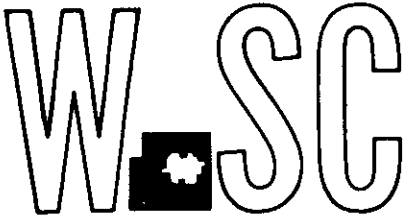
Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

cc: Lindy Andeel, 5900 E. Central, 67208  
Everett Fettis, 120 Bldg., 67202  
Mike Lindebak, City Engineering

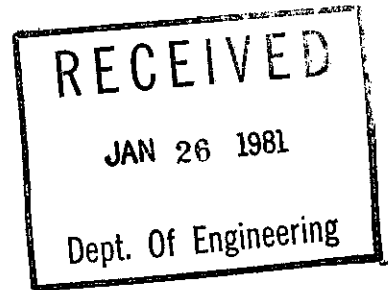
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

**Baughman Company**  
330 Laura  
Wichita, Ks. 67211



Re: S/D 81-3 - Preliminary plat of Andeel 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 22, 1981, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. City Engineering has advised that the applicant's drainage plan has been approved.
- B. The applicant shall contingently dedicate by separate instrument the 20-foot alley along the south line of this plat. The contingency shall be based on the opening and improvement of the existing alley right-of-way to the west.
- C. The final plat shall indicate a 35-foot building setback from Kellogg Drive and a 20-foot side yard building setback from Mission Road.
- D. The applicant shall either remove the sign and parking from the right-of-way for Mission Street or obtain a minor street privilege from the Department of Engineering.
- E. 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 any habitable structure constructed on subject property.
- F. The applicant shall be advised that it will be necessary to obtain a variance of the off-street parking requirement since adequate parking cannot be provided on site.
- G. The applicant shall guarantee the closure of the obsolete curb cut to Mission Road which exists on the east line of this plat.
- H. The final plat shall indicate a 10-foot utility easement adjacent to the south line of this plat.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in

Baughman Company  
Page 2  
January 23, 1981

J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLW:bh

cc: Lindy Andeel, 5900 E. Central, 67208  
Everett Fettis, 120 Building, 67202  
\* Mike Lindebak, City Engineering

SUBDIVISION REPORT

S/D NO. 81-3 Name Andeel 2nd Addition  
Date Application Rec'd. 1-19-81 Preliminary Approval 1-22-81  
Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location Southwest corner of Mission and Kellogg Drive

Owner Lindy Andeel  
Surveyor/Engineer Baughman Company  
Address 330 Laura 67211 Phone 262-7271

- 1. Gross Acreage of Plat 1.55
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 250 ft.
- 4. Minimum Lot Area 67,500.0 sq. ft.
- 5. Existing Zoning A
- 6. Proposed Zoning LC (Z-2303)
- 7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL None ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The applicant's associated zone case requesting "A" to "LC" has been approved subject to platting.
- B. The applicant shall contingently dedicate by separate instrument the 20-foot alley along the south line of this plat. The contingency shall be based on the opening of the existing alley right-of-way to the west.
- C. The applicant shall either remove the sign and parking from the right-of-way for Mission Street or obtain a minor street privilege from the Department of Engineering.
- D. The applicant shall obtain a variance of the off-street parking requirement since adequate parking cannot be provided on site.
- E. 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 any habitable structure constructed on subject property.
- F. The applicant shall guarantee that the obsolete curb cut to Mission Road will be closed within 6 months after approval of this plat by the Metropolitan Area Planning Commission.
- G. The City sidewalk ordinance requires that a sidewalk be guaranteed on Mission Road and on Kellogg Drive adjacent to this proposed commercial lot. Section 3 (c) (4) of the ordinance empowers the M.A.P.C. to exempt such requirement where a stub extension along a side lot lot line would be created. This is the case on Mission Road since no connecting sidewalk system exists to the south. The sidewalk on Kellogg Drive is required. However, since an additional dedication of street right-of-way for Kellogg Drive is not being required, it is recommended that the Planning Commission recommend to the Board of City Commissioners a waiver of this sidewalk requirement.
- H. Recording of this plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 81-3 Name Andeel 2nd Addition  
Date Application Rec'd. 1-9-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-22-81

DESCRIPTION

General Location Southwest corner of Mission and Kellogg Drive

Owner Lindy Andeel  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 1.55 acres
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 250 ft.
- 4. Minimum Lot Area 67,500.0 sq. ft.
- 5. Existing Zoning A
- 6. Proposed Zoning LC (Z-2303)
- 7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL None ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2303) requesting "A" to "LC" is scheduled for review by the Board of City Commissioners on January 27, 1981.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant is proposing to contingently dedicate the balance of the right-of-way for the east/west alley in this block. The applicant shall make such dedication by separate instrument and specify that the contingency is based on the opening and improvement of the existing alley right-of-way to the west.
- C. The final plat shall indicate a 35-foot building setback from Kellogg Drive and a 20-foot side yard building setback from Mission Road.
- D. The applicant shall obtain a minor street privelege from the Department of Operations and Maintenance for parking within the right-of-way for Mission Road.
- ~~E.~~ The final plat shall indicate the dedication of an additional ten feet of right-of-way for Kellogg Drive adjacent to the north line of this plat.
- F. 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 any habitable structure constructed on subject property.
- G. The applicant shall obtain a variance of the off-street parking requirement since adequate parking cannot be provided on site.

- H. The final plat shall indicate a 10-foot utility easement adjacent to the south line of this plat.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

K. *Close curb cut on Mission*