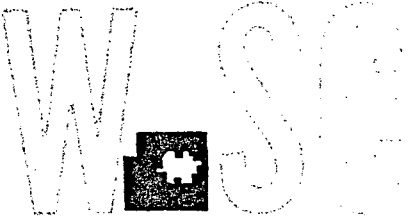


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 13, 1989

Air Capitol Land Surveyors
2160 W. 21st Street North
Wichita, KS 67203

Re: S/D 89-58 CROSS SECOND ADDITION

Dear Mr. Biggs:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, 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 October 6, 1989. In addition to the conditions of our letter of October 6, 1989, we are advising the applicant that since the area being platted is within three miles of the City of Wichita, the Wichita City Council's acceptance of the plat is required. The final plat tracing shall include the Wichita City Council signature block.

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 1988 and all prior years have been paid.

Please call if you have any questions.

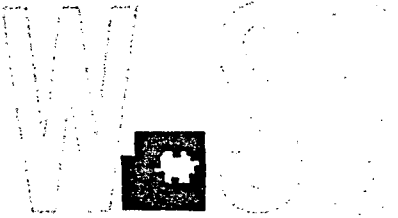
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Allen & Charla Cross, 5757 N. Broadway, Wichita, KS 67219
Mr. Leonard Biggs, City Administrator for Park City, 6125
N. Hydraulic, Wichita, KS 67219
Jim Weber, County Engineer
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 6, 1989

Air Capitol Land Surveyors
2160 W. 21st Street North
Wichita, KS 67203

Re: S/D 89-58 CROSS SECOND ADDITION

Dear Mr. Biggs:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1989, 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 extension of sanitary sewer from Park City to serve the lots being platted. (Sanitary sewer is presently available in the 57th Street North right-of-way).
- B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted. (An 8" water line is presently in 57th Street North right-of-way).
- 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 letter from Park City stating to the effect that acceptable arrangements for the guarantee of municipal water and sanitary sewer have been reached.
- E. On the final plat tracing the MAPC signature block shall show "Wayne L. Brinegar" as chairman.
- F. Prior to this plat being scheduled for the County Commission the applicant shall submit, to the planning department a letter from S.L. & S.F. Railroad conveying their agreement to accept drainage from this plat.

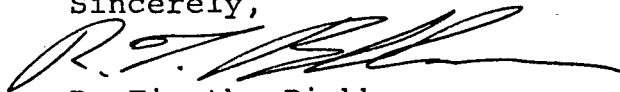
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- 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 County Commission.

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, October 12, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosures

cc: Allen & Charla Cross, 5757 N. Broadway, Wichita, KS 67219
Mr. Leonard Biggs, City Administrator for Park City, 6125
N. Hydraulilc, Wichita, KS 67219
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO.

5

October 5, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-58 - CROSS SECOND ADDITION

OWNER/APPLICANT: Allan Cross Jr., etux, 5757 N. Broadway,
Wichita, KS 67219

SURVEYOR/ENGINEER: Air Capitol Land Surveyors

LOCATION: Southwest corner of 57th Street North and
Broadway

SITE SIZE: 2.68 acres

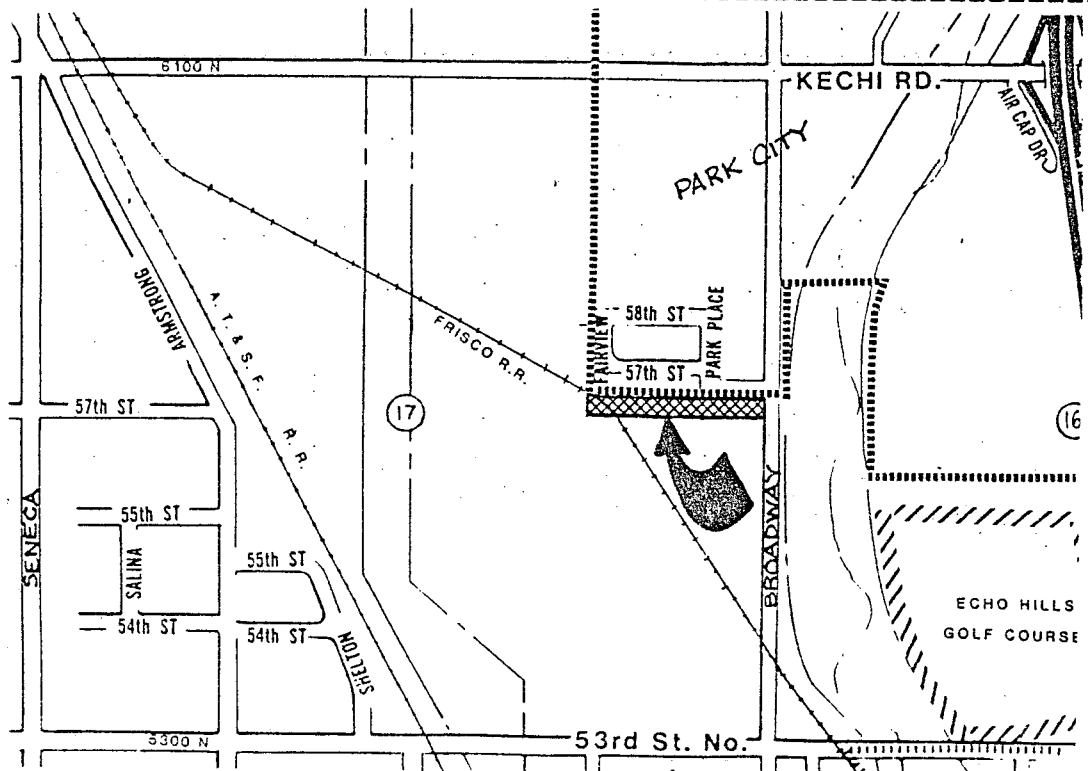
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 37,595 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

VICINITY MAP:



STAFF COMMENTS:

NOTE: All of Lot 1 and 2 is zoned "F" heavy industrial. Both lots are adjacent to the south perimeter line of Park City.

- A. The applicant shall guarantee the extension of sanitary sewer from Park City to serve the lots being platted. (Sanitary sewer is presently available in the 57th Street North right-of-way).
- B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted. (An 8" water line is presently in 57th Street North right-of-way).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a letter from Park City stating to the effect that acceptable arrangements for the guarantee of municipal water and sanitary sewer have been reached.
- F. On the final plat tracing the MAPC signature block shall show "Wayne L. Brinegar" as chairman.
- G. 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.
- H. 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.
- 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 County Commission.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1989

Air Capitol Land Surveyors
2160 W. 21st Street North
Wichita, KS 67203

Re: S/D 89-58 - CROSS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1989, 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 from Park City to serve the lots being platted. (Sanitary sewer is presently available in the 57th Street North right-of-way).
- B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted. (An 8" water line is presently in 57th Street North right-of-way).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a letter from Park City stating to the effect that acceptable arrangements for the guarantee of municipal water and sanitary sewer have been reached.

- F. The final plat shall not include the area west of the east line of the railroad as part of this plat. The perimeter of the plat, on the west line, shall indicate appropriate recording information establishing the St. Louis and San Francisco Railroad right-of-way. Also, if drainage is to be directed to this railroad right-of-way, a letter from the railroad shall be submitted to the Planning Department stating their agreement to accept drainage.
- G. The final plat shall indicate complete access control to and from Broadway across the north 30-feet of the east line of Lot 1.
- H. The final plat shall indicate the dedication of 10-feet of additional right-of-way for 57th Street North adjacent to this plat.
- I. The final plat shall indicate a 5-foot building setback from the right-of-way line for 57th Street established by the above referenced dedication.
- J. 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.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. In regard to your clients comments as to the property north of 57th Street. Please remind him that it was not previously processed thru the MAPC but rather thru Park City. If you should have any questions, please call.

Sincerely,

Tim Bickhaus D.H.

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Allen & Charla Cross, 5757 N. Broadway, Wichita, KS 67219

S/D 89-58 Cross Second Addition
Page 3

cc cont.:

Mr. Leonard Biggs, City Administrator for Park City, 6125 N.
Hydraulilc, Wichita, KS 67219
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 7, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-58 - CROSS SECOND ADDITION

OWNER/APPLICANT: Allan Cross Jr., etux, 5757 N. Broadway,
Wichita, KS 67219

SURVEYOR/ENGINEER: Air Capitol Land Surveyors

LOCATION: Southwest corner of 57th Street North and
Broadway

SITE SIZE: 3.38 acres

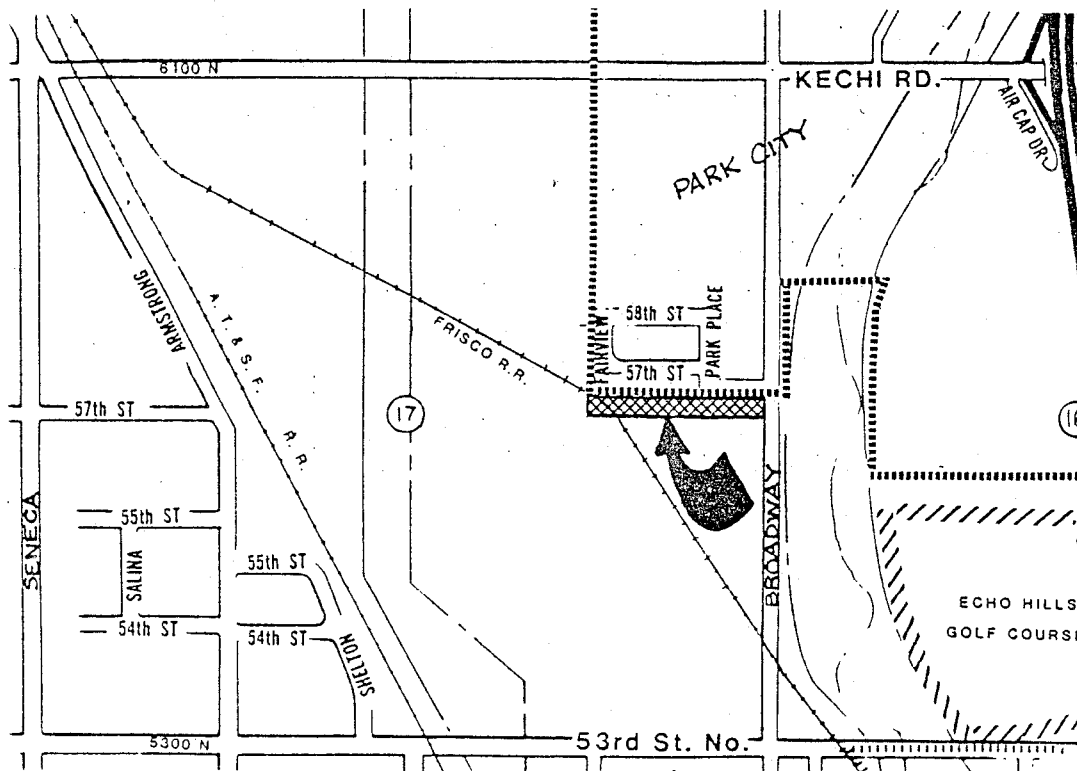
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 41,245 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: All of Lot 1 and 2 is zoned "F" heavy industrial. Both lots are adjacent to the south perimeter line of Park City.
- A. The applicant shall guarantee the extension of sanitary sewer from Park City to serve the lots being platted. (Sanitary sewer is presently available in the 57th Street North right-of-way).
 - B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted. (An 8" water line is presently in 57th Street North right-of-way).
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. If sanitary sewer is not immediately extended to serve this plat, then approval will need to be obtained from the County Health Department for use of on-site sewerage facilities. A guarantee, to Park City, for future extension of sanitary sewer to serve the two proposed lots is still required, even if approval for on-site sewerage can be obtained. The timing for extension of sewer to serve the plat, as well as the method of guarantee shall be worked out with the City of Park City.
 - F. The applicant shall submit a letter from Park City stating to the effect that acceptable arrangements for the guarantee of municipal water and sanitary sewer have been reached.
 - G. The final plat shall not include the area west of the east line of the railroad as part of this plat. The perimeter of the plat, on the west line, shall indicate appropriate recording information establishing the St. Louis and San Francisco Railroad right-of-way. Also, if drainage is to be directed to this railroad right-of-way, a letter from the railroad shall be submitted to the Planning Department stating their agreement to accept drainage.
 - H. The final plat shall indicate complete access control to and from Broadway across the east line of Lot 1.
 - I. The final plat shall indicate the dedication of 10-feet of additional right-of-way for 57th Street North adjacent to this plat.
 - J. In terms of building setbacks to 57th Street North, the applicant wishes to initially expand the existing structure 15-feet northward from approximately the east 50-feet of this structure. At a future date, the applicant has indicated a desire to also

expand approximately the next 30-foot portion of the structure, also northward, to a point in line with the initial expansion. Both of these expansions would result in a setback at approximately 5-feet from the 10-foot right-of-way dedication indicated above.

The existing addition to the north (Cross) has a 15-foot setback to 57th Street. A residential development immediately to the west of the cross Addition, has 30-foot setbacks to 57th Street. This plat (Cross 2nd) does indicate a front setback of 35-feet to Broadway on Lot 1. Under county zoning a sideyard setback for an area zoned industrial can vary from 0 to 20 feet. A plat may require a setback which takes precedence over those indicated by zoning.

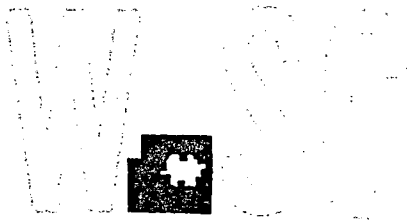
With these considerations, the Subdivision Committee can allow the setback to be adjusted around the existing and/or planned building on Lot 1. Over the remaining portion of Lot 1 and Lot 2 a 25-foot (from the right-of-way dedication) setback would correspond to the setback line presently indicated on the preliminary plat.

The Subdivision Committee may, however, require that the setback be drawn through the existing building, as a 25-foot setback. In such a case, the platting of a building setback through an existing building 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.

- K. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.

- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 25, 1989

Air Capitol Land Surveyors
2160 W. 21st Street North
Wichita, KS 67203

Re: S/D 89-58 - CROSS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, the above captioned plat was considered. The action of the Committee was to defer consideration of this plat.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Allen & Charla Cross, 5757 N. Broadway, Wichita, KS 67219
Mr. Leonard Biggs, City Administrator for Park City, 6125 N.
Hydraulic, Wichita, KS 67219
Jim Weber, County Engineer
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO.

5

August 24, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-58 - CROSS SECOND ADDITION

OWNER/APPLICANT: Allan Cross Jr., etux, 5757 N. Broadway,
Wichita, KS 67219

SURVEYOR/ENGINEER: Air Capitol Land Surveyors

LOCATION: Southwest corner of 57th Street North and
Broadway

SITE SIZE: 3.38 acres

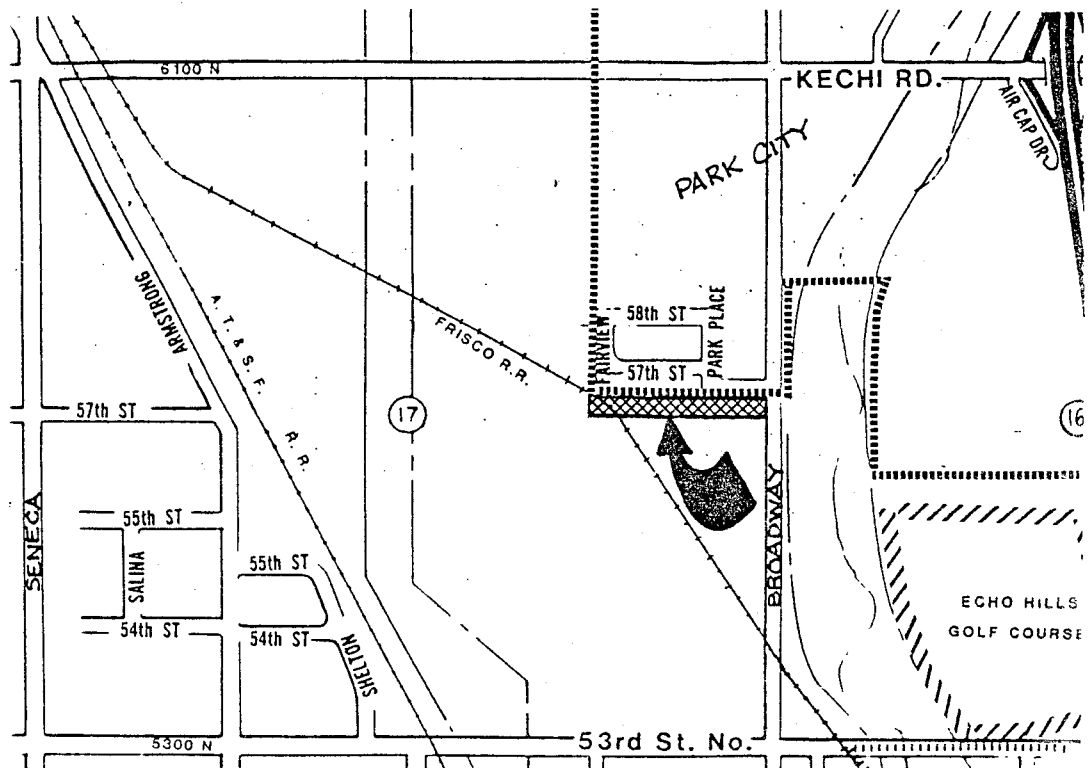
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 41,245 sq. ft.

CURRENT ZONING: "F" Heavy Industrial

VICINITY MAP:



STAFF COMMENTS:

NOTE: All of Lot 1 and 2 is zoned "F" heavy industrial. Both lots are adjacent to the south perimeter line of Park City.

- A. The applicant shall guarantee the extension of sanitary sewer from Park City to serve the lots being platted. (Sanitary sewer is presently available in the 57th Street North right-of-way).
- B. The applicant shall guarantee the extension of municipal water from Park City to serve the lots being platted. (An 8" water line is presently in 57th Street North right-of-way).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If sanitary sewer is not immediately extended to serve this plat, then approval will need to be obtained from the County Health Department for use of on-site sewerage facilities. A guarantee, to Park City, for future extension of sanitary sewer to serve the two proposed lots is still required, even if approval for on-site sewerage can be obtained. The timing for extension of sewer to serve the plat, as well as the method of guarantee shall be worked out with the City of Park City.
- F. The applicant shall submit a letter from Park City stating to the effect that acceptable arrangements for the guarantee of municipal water and sanitary sewer have been reached.
- G. The final plat shall not include the area west of the east line of the railroad as part of this plat. The perimeter of the plat, on the west line, shall indicate appropriate recording information establishing the St. Louis and San Francisco Railroad right-of-way. Also, if drainage is to be directed to this railroad right-of-way, a letter from the railroad shall be submitted to the Planning Department stating their agreement to accept drainage.
- H. The final plat shall indicate complete access control to and from Broadway across the east line of Lot 1.
- I. The final plat shall indicate the dedication of 10-feet of additional right-of-way for 57th Street North adjacent to this plat. The building setback shall be indicated as a 25-foot setback and shall not be shown as contingent.

The platting of a building setback through an existing building 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. 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.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.