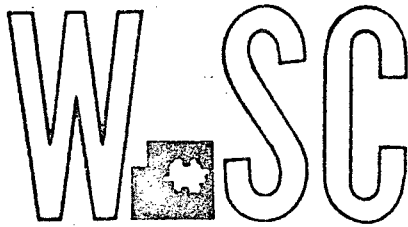
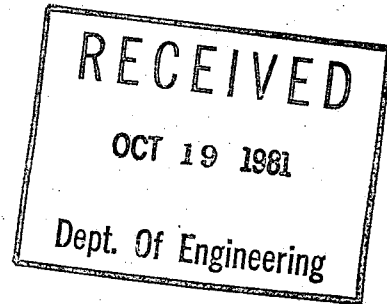


WICHITA - SEDGWICK COUNTY



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



October 16, 1981

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

Re: S/D 81-106 - Final plat of Roann 3rd Addition

Gentlemen:

At the Subdivision Committee meeting of October 15, 1981, the above-referenced plat was briefly reviewed. It was explained to the Committee that the State Highway Department had just that morning authorized the City to proceed with acquisition from this site of the necessary right-of-way for Kellogg improvements. A 3-month deferral was recommended by City staff to allow time for the acquisition proceedings to get under way. With your concurrence of the recommended deferral, the Committee acted to defer further consideration of this plat for 3 months.

Thank you, and your client, for your consideration in this matter.

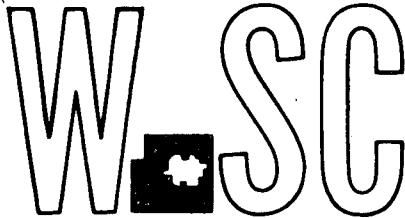
Sincerely,

L.O.
Louise Olivarez
Senior Planner

LO:bh

cc: Roe Messner, 450 N. 159th St. East, 67230
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 16, 1982 ²⁶⁸⁻⁴⁵⁶¹

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

Re: S/D 81-106 - Final plat of Roann 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 15, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A.. Plans for the improvement of Kellogg call for the removal of Kellogg Drive. With this in mind, the applicant shall grant "complete access control" to the existing Kellogg Drive. Since complete access control is being required, the sidewalk ordinance grants to the Planning Commission the authority to waive the sidewalk requirement on this street (multi-family zoning).
- B. Existing right-of-way for Kellogg Drive, including condemnation case numbers, if any, shall be shown on the final plat tracing.
- C. The final plat tracing shall indicate a 35-foot building setback from All Hallows Street.
- D. Since no sidewalk system exists to the north of this property, it is recommended that the Board of City Commissioners waive the requirement of a sidewalk on this R-5 zoned property.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

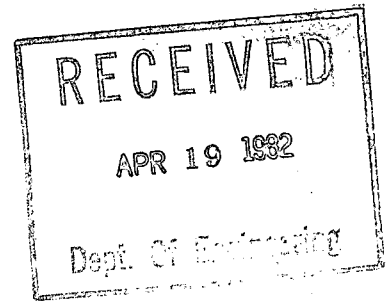
The enclosed "marked" copy of the final plat is for your information and files. This matter will be forwarded to the Planning Commission for its consideration on April 22, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Roe Messner, 450 N. 159th St. E.,
67230
X Mike Lindebak, City Engineering



SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D No. 81-106 Name Roann 3rd Addition
Date Application Rec'd. 10-2-81 Preliminary Approval _____
Scheduled S/D Meeting 10-15-81DESCRIPTIONGeneral Location North side of Kellogg between Leonine and
All HallowsOwner Roe MessnerSurveyor/Engineer Baughman Company, P.A.Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|------------------------------|
| 1. Gross Acreage of Plat <u>0.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>2</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>75</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10,525 sq. ft.</u> | streets <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-6(Z-2318)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2318) requesting "AA" to "R-6" has been approved subject to replatting.

- A. The representative from City Engineering should be prepared to comment on the applicant's drainage plan.
- B. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk shall be installed on Leonine, Kellogg Drive and All Hallows at the time of site development (multi-family zoning).
- C. Existing right-of-way for Leonine, All Hallows, and Kellogg Drive, including condemnation case numbers, if any, shall be shown on the final plat tracing.
- D. The surveyor's text shall be corrected to indicate the portion of Lot 68 which is being replatted.
- E. This plat is partially within the proposed right-of-way for the west Kellogg improvement. With this factor in mind, the representative from City Engineering should be prepared to discuss the possibility of early acquisition.
- F. The representative from City Engineering should be prepared to discuss the need for the applicant to guarantee the paving of the alley.
- G. The applicant shall submit closure computations with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

S/D No. 81-106 Name Roann 3rd Addition
Date Application Rec'd. 10-2-81 Preliminary Approval _____
Scheduled S/D Meeting 4-15-82

DESCRIPTION

General Location Northwest corner of Kellogg Drive and All Hallows

Owner Roe Messner
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 0.24 acres
2. Number of Lots :
 Residential 1
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots 1
3. Minimum Lot Frontage 75 ft
4. Minimum Lot Area 10,525 sq. ft.
5. Existing Zoning "AA"
6. Proposed Zoning "R-6" (Z-2318)

7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets yes x no

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- NOTE: A final plat for this property was first reviewed by the Subdivision Committee on 10-15-81. At that time, the plat consisted of 2 lots with a lot abutting Leonine Street. The action of the Committee in October, 1981, was to defer action on the plat since a portion of that property was within the proposed right-of-way for Kellogg Street improvements. The lot originally proposed on Leonine Street has been deleted from this new plat as this property is in the process of being purchased by the State for highway improvements. The applicant's associated zone case (Z-2318) requesting "AA" to "R-6" has been approved subject to replatting.
- A. The representative from City Engineering should be prepared to comment on the applicant's lot grading plan.
 - B. Plans for the improvement of Kellogg call for the removal of Kellogg Drive. With this in mind, the applicant shall grant "complete access control" to the existing Kellogg Drive. Since complete access control is being required, the sidewalk ordinance grants to the Planning Commission the authority to waive the sidewalk requirement on this street (multi-family zoning).
 - C. Existing right-of-way for Kellogg Drive, including condemnation case numbers, if any, shall be shown on the final plat tracing.
 - D. Plans for the improvement of Kellogg indicate a need for the east 20 feet of this site for purposes of constructing a cul-de-sac for the termination of All Hallows Street. It is recommended that the east 20 feet be dedicated for All Hallows Street and a 15-foot building setback be indicated from this new right-of-way line. If the additional right-of-way for All Hallows is required, it is recommended that the Subdivision Committee recommend to the City Commisison that a sidewalk not be required adjacent to this street. If the additional right-of-way for All Hallows is not required, then, the sidewalk should be guaranteed as required by ordinance.
 - E. The representative from City Engineering should be prepared to discuss the need for the applicant to guarantee the paving of the alley.

F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.