

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5**

March 17, 1994

**STAFF REPORT  
(Final Plat)**

**CASE NUMBER:** S/D 94-18 KELLOGG WEST SQUARE ADDITION

**OWNER/APPLICANT:** Innovative Developers, Inc., Fort Worth Club Tower, Penthouse II - Suite J,  
777 Taylor Street, Fort Worth, Texas 76102-4919

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc, 3500 N. Rock Road - #800,  
Wichita, KS 67226

**LOCATION:** North of Kellogg and west of Tracy

**SITE SIZE:** 3.13 Acres

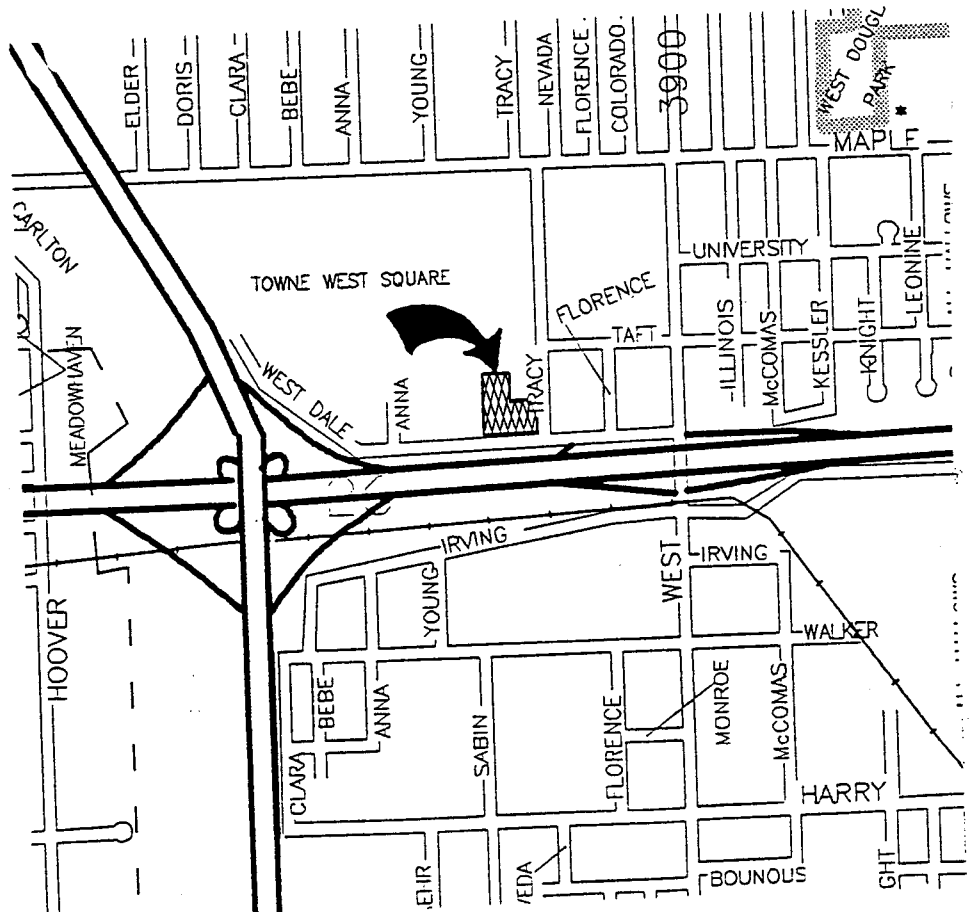
**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

**MINIMUM LOT AREA:** 38,939 sq. ft.

**CURRENT ZONING:** "E"

**VICINITY MAP:**



NOTE: This plat involves an already developed and platted site and is apparently being replatted to reconfigure existing lots and platted conditions.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- 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. City Engineering needs to indicate if the easements shown for water and sanitary sewer are adequate.
- F. Based on this replat, Lot 1 will not have direct access to a public street. The applicant shall either provide proof that this site has an acceptable, legally established means of access to a public street or the applicant shall establish or obtain such access. Proof of such access shall be provided to Planning. If an easement is to be provided on this site, such easement needs to be shown on the final plat tracing.
- G. On the final plat tracing, the dedication of street right-of-way (for Tracy) shall be noted in the plattor's text with it being indicated that the street is dedicated to and for the use of the public.
- H. If this plat is vacating any easements, setbacks, etc., the surveyor's text should reference such replatting by noting K.S.A. 512(b) as amended.
- I. The face of the plat and plattor's text shall be amended to properly indicate the access controls being shown to Kellogg Drive. The face of the plat and text shall note that access control is being dedicated except for one opening per lot (Lot 2 and 3). The plattor's text shall further note that the location of the openings shall be approved by the City Engineer.
- J. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that any portion of the building in the southeast corner of Lot 3, shown as presently encroaching street right-of-way has been removed.
- K. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner.
- L. The applicant's agent is reminded that a platting binder is required to be submitted with the

final plat. This plat will be subject to review of such a binder and any relevant conditions noted in the binder.

- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

May 12, 1994

STAFF REPORT

(Revised Final Plat, Final Plat Approved 3/17/94)

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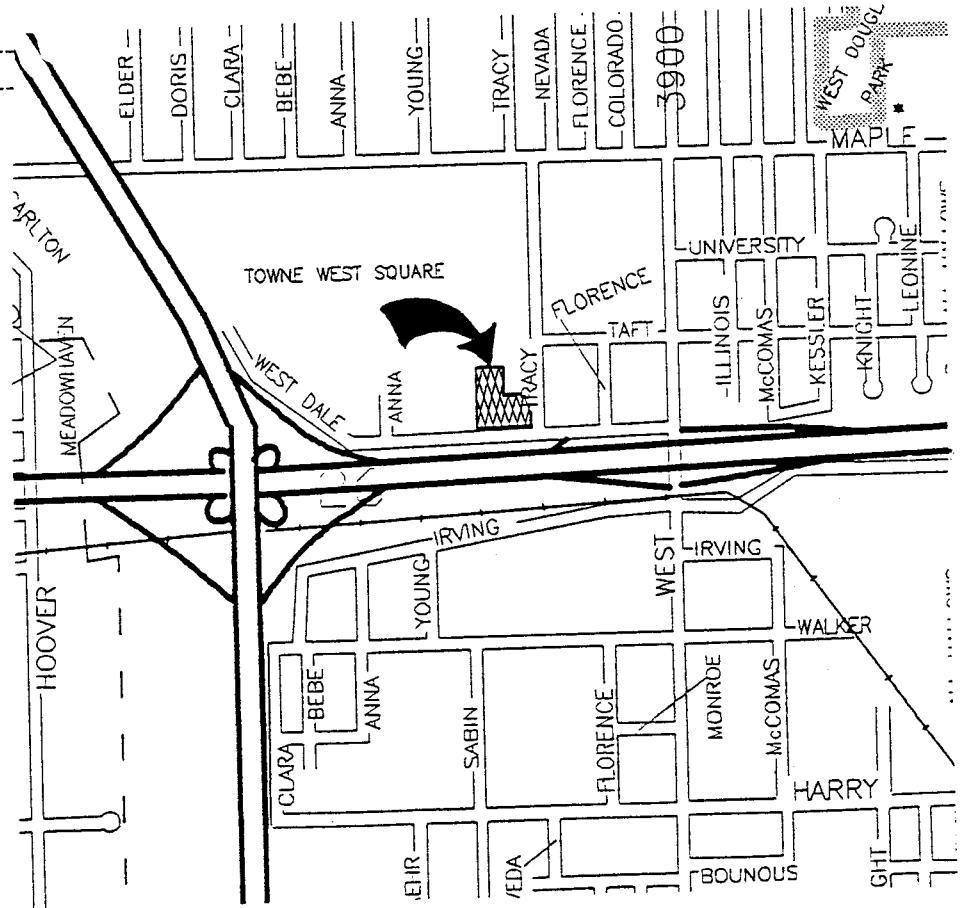
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	3
Industrial:	3
Total:	3

MINIMUM LOT AREA: 38,939 sq. ft.

CURRENT ZONING: "E"

VICINITY MAP:



NOTE: While a final plat was approved for this site by the Planning Commission on March 24, 1994 the applicant is now proposing changes involving lot lines, building setbacks, and easements. These changes are of such an extent that a revised final was required in order to assess the changes. The following comments are, however, substantially the same as those approved for the original final plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- 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. ~~On the final plat tracing, a 15-foot easement was to be indicated along the east line of Lot 1. Engineering and the utilities need to indicate if this easement is still needed.~~
- F. Based on this revised plat, Lot 1 will not have adequate access to a public street. The applicant shall either provide proof that this site has an acceptable, legally established means of access to a public street or the applicant shall establish or obtain such access. Proof of such access shall be provided to Planning. If an easement is to be provided on this site, such easement needs to be shown on the final plat tracing.
- G. Kellogg Drive along the east line of Lots 2 and 1 is a dedicated public street and consequently a building setback is expected adjacent to this street. While a 35-foot setback may not be needed, a 20-foot setback shall be platted on Lots 1 & 2, adjacent to Kellogg Drive.
- H. If this plat is vacating any easements, setbacks, etc., the surveyor's text should reference such replatting by noting K.S.A. 512(b) as amended.
- I. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that any portion of the building in the southeast corner of Lot 3, shown as presently encroaching street right-of-way has been removed or is planned to be removed shortly.
- J. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner.
- K. The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to review of such a binder and any relevant conditions noted in the binder. The binder that has been submitted for this plat is not only outdated, it is incomplete and does not include all of the area involved in this replat.

- 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. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Both City Engineering and the Utility representatives need to comment upon the acceptability of the changes in the utility easements being proposed by this revised final plat.