

SUBDIVISION REPORT

S/D No. 80-15 Name Mark 8 Addition
Date Application Rec'd. 2-22-80 Preliminary Approval _____
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location North side of Kellogg Drive between Rock Rd. and Heather

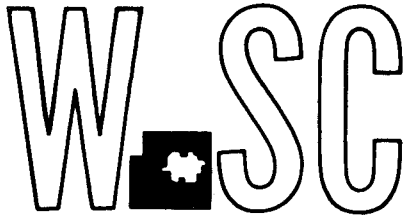
Owner Mark 8 Inns, c/o Kenneth Peters
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 0.3 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 50 ft.
- 4. Minimum Lot Area 12,000 square ft.
- 5. Existing Zoning LC
- 6. Proposed Zoning LC
- 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 _____ ft.
- 8. Sidewalk adjacent to all streets? yes X 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 Subdivision Regulations state that the maximum depth of commercial lots shall not exceed three times their width. This lot depth is five times the width. Approval of this plat will require a waiver of the lot depth design requirement.
- B. The applicant shall guarantee the extension of City water to serve the site.
- C. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan.
- D. The 20 foot ingress and egress easement shall be recorded and the recording data shown on the final plat tracing. Prior to recording, the easement document shall be submitted to the Planning Department for review.
- E. According to the sidewalk ordinance, a sidewalk is required adjacent to Kellogg Drive.
- F. The applicant shall submit an avigational easement covering this lot and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. A 35-foot building setback from Kellogg Drive shall be shown on the final plat tracing.
- I. The quarter section in which this property is located shall be referenced in the surveyor's certificate.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR

March 7, 1980
155 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-15 - Final plat of Mark 8 Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

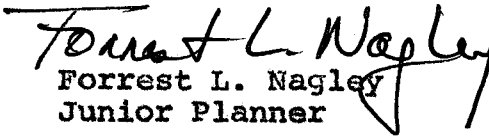
- A. The Subdivision Committee recommends a waiver of the lot width-to-depth design ratio requirement.
- B. The 20 foot ingress and egress easement shall be recorded and the recording data shown on the final plat tracing. Prior to recording, the easement document shall be submitted to the Planning Department for review.
- C. According to the sidewalk ordinance, a sidewalk is required adjacent to Kellogg Drive.
- D. The applicant shall submit an avigational easement covering this lot and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- E. A 35-foot building setback from Kellogg Drive shall be shown on the final plat tracing.
- F. The quarter section in which this property is located shall be referenced in the surveyor's certificate.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company
3-7-80
Page 2

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, March 13, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

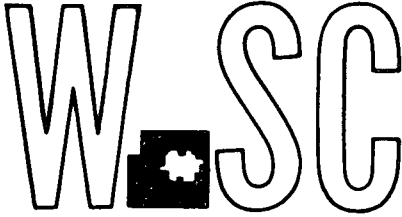
Sincerely


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mark 8 Inns., c/o Kenneth Peters, 1130 N. Broadway, 67214
Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 16, 1980

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 80-15 - Mark 8 Addition

Gentlemen:

At their regular meeting on April 17, 1980, the Subdivision Committee reviewed as an off-agenda item your request for a waiver of the sidewalk requirement and your request for a reduction of the building setback requirement from 35 feet to 25 feet on the final plat of Mark 8 Addition. The action of the Committee was to recommend approval of both of these requests. On April 24th, the Metropolitan Area Planning Commission will be asked to concur with these recommendations. All other requirements as specified in our letters of March 7 and March 14 are still valid.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Mark 8 Inns, c/o Kenneth Peters, 1130 N. Broadway, 67214
X Dean Sellers, Acting City Engineer

