

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

February 23, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-8 - KRATZKE'S ADDITION

OWNER/APPLICANT: Lawrence O., Kratzke, 4153 N. Broadway,  
Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Broadway in an area north of  
I-235

SITE SIZE: 2.7 acres

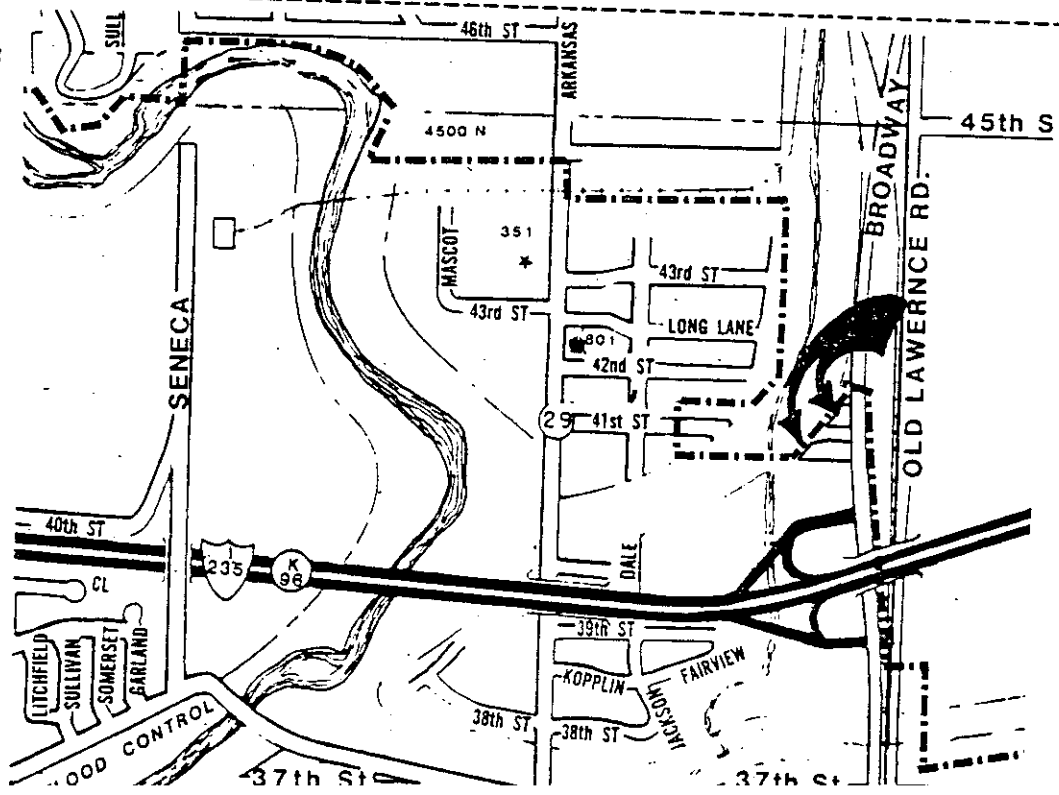
NUMBER OF LOTS

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

MINIMUM LOT AREA: 50,116 sq. ft.

CURRENT ZONING: "E" & "F" Light and Heavy Industrial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The two existing structures within this plat are presently on ground water and septic systems. Health Department has confirmed this plat is outside any known groundwater contaminated area. Since the applicant desires to expand the existing structures beyond 30 percent, the platting of this property is required.
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
  - B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
  - C. The applicant shall petition for the extension of sanitary sewer to serve the lots being platted. This petition will be held until it can be combined with other petitions in the area.
  - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - F. The applicant is advised that there may be limitations that exist with the State concerning access to Broadway.
  - G. The plattor's text shall be amended to read that access control is being dedicated to the City with, the points of access determined by the City Engineer of the City of Wichita, Kansas for the lots being platted.
  - H. The final plat tracing shall indicate "John Moir" as "City Clerk" in the City Council Signature block.
  - 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 24, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67212

Re: S/D 89-8, Final Plat of KRATZKE'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 23, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall petition for the extension of sanitary sewer to serve the lots being platted. This petition will be held until it can be combined with other petitions in the area.
- 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 is advised that there may be limitations that exist with the State concerning access to Broadway.
- F. The plattor's text shall be amended to read that access control is being dedicated to the City with, the points of access determined by the City Engineer of the City of Wichita, Kansas for the lots being platted.

- G. The final plat tracing shall indicate "John Moir" as "City Clerk" in the City Council Signature block.
- 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. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 2, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Associate Planner

DL:svm

Enclosure

cc: Lawrence O. Kratzke, 4153 N. Broadway, Wichita, KS 67219  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



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

March 2, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67212

Re: S/D 89-8, Final Plat of KRATZKE'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 24, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Lawrence O. Kratzke, 4153 N. Broadway, Wichita, KS 67219  
Mike Lindebak, City Engineer

# KRATZKE'S ADDITION

\*\*\*\*\*  
 L001 LOT-1 \*\*\*\*\*

9  
 S 89-57'00.0"E 199.297 N 20200.450 E 19484.952 S 0+00  
 PT1  
 R = 11459.000 L = N 20200.276 E 19684.249 S 1+99.297  
 T = 100.267 LC = 200.529 DEL = - 01-00'09.6"  
 PC1 200.527 S 04-06'14.7"E  
 N 89-57'00.0"W 310.260 N 20000.263 E 19698.600 S 3+99.826  
 3  
 N 30-05'00.0"E 67.940 N 20000.534 E 19388.340 S 7+10.086  
 7  
 N 25-31'00.0"E 99.980 N 20059.322 E 19422.396 S 7+78.026  
 8  
 N 20-57'00.0"E 54.503 N 20149.550 E 19465.465 S 8+78.006  
 9  
 LENGTH= 932.509 AREA= N 20200.450 E 19484.952 S 9+32.509  
 50115.806 SF 1.151 ACRES

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 L002 LOT-2 \*\*\*\*\*

114  
 N 89-57'00.0"W 386.296 N 19670.239 E 19726.814 S 0+00  
 115  
 N 00-05'24.0"W 120.463 N 19670.576 E 19340.519 S 3+86.296  
 FC16  
 R = 555.000 L = N 19791.039 E 19340.329 S 5+06.759  
 T = 98.348 LC = 194.676 DEL = + 20-05'50.9"  
 PT16 193.679 N 66-27'02.7"E  
 PC15 S 89-56'59.8"E 189.942 N 19868.421 E 19517.878 S 7+01.435  
 R = 11509.000 L = N 19868.255 E 19707.820 S 8+91.376  
 T = 40.960 LC = 81.921 DEL = - 00-24'28.2"  
 PT15 81.920 S 05-21'33.2"E  
 S 05-33'47.3"E 117.005 N 19786.693 E 19715.472 S 9+73.297  
 114  
 LENGTH= 1090.302 AREA= N 19670.239 E 19726.814 S 10+90.302  
 68828.702 SF 1.580 ACRES