

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 15.**

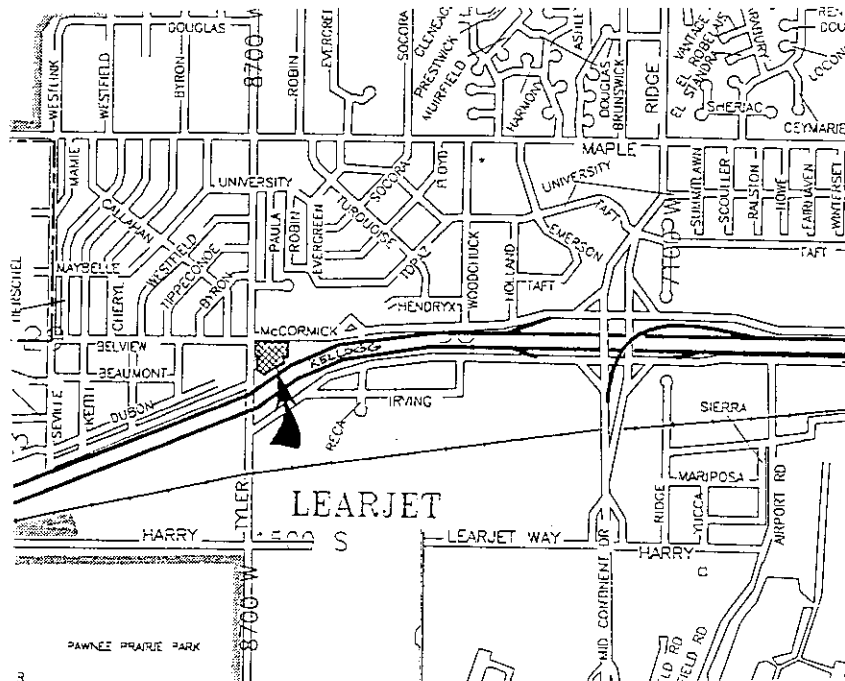
**September 3, 1998**

**STAFF REPORT  
(One-Step Final Plat)**

- CASE NUMBER:** S/D 98-87 - PHILLIPS 66 KELLOGG AND TYLER ADDITION
- OWNER/APPLICANT:** Phillips Petroleum Company, Attn: Rick Mawosley, 210 Park Ave., Suite 2500, Oklahoma City, OK 73102
- SURVEYOR/ENGINEER:** Professional Engineering Consultants, P.A., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202
- LOCATION:** Northeast corner of Kellogg and Tyler
- SITE SIZE:** 3.4 acres
- NUMBER OF LOTS**
- |              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  | = |
| Total:       | 1 |
- MINIMUM LOT AREA:** 3.4 acres
- CURRENT ZONING:** LC, Limited Commercial
- PROPOSED ZONING:** Same

*✓ Gibson on R/W*

**VICINITY MAP**



Note: This is a replat of the Phillips 66 Centre-Tyler Addition.

STAFF COMMENTS:

- A. **City Engineering** needs to comment if any guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The plat denotes one access opening along Kellogg and three openings along Tyler. **Traffic Engineering** needs to comment on the acceptability of the access controls and the need for complete access control along the southwestern corner of the plat.
- E. **Traffic Engineering** should comment on the need for any intersection or traffic improvements.
- F. **City Engineering** should comment on the acceptability of the right-of-way indicated for perimeter streets. The Subdivision regulations require 150 feet of right-of-way within 250 feet from an arterial intersection and a tapering to 100 feet at a distance of 350 feet from an arterial intersection. The Applicant shall indicate the centerline of Kellogg.
- G. Based upon the legal description in the platting binder, the distance of 66.50' along the south line of the plat should be 86.50'. The distance of 198.75 denoted along the west line of the plat does not correspond with the distance described in the legal description in the plat's text.
- H. The Applicant is advised that the 35-foot platted setback exceeds the 20-foot requirement of the LC district and may be reduced.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 17, 1998

STAFF REPORT

(One-Step Final Plat Deferred from 9/3/98)

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**SURVEYOR/ENGINEER:** Professional Engineering Consultants, P.A., Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** Northeast corner of Kellogg and Tyler

**SITE SIZE:** 3.4 acres

**NUMBER OF LOTS**

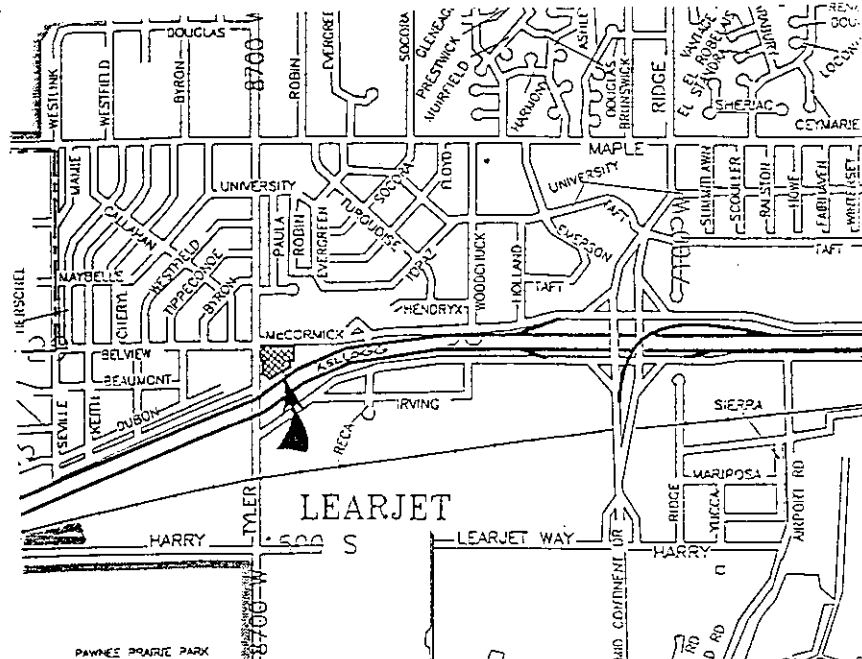
Residential:	
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Commercial:	1
Industrial:	=
Total:	1

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**CURRENT ZONING:** LC, Limited Commercial

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