

I N T E R O F F I C E M E M O R A N D U M

Printed by: Carl Gipson
Date: 29-May-1996 11:34am CDT
From: Carl Gipson
GIPSON_C
Dept: Public Works
Tel No: 268-4505

TO: Mike Lindebak

(LINDEBAK_M)

Subject: Lindy Andeel's New Scotch and Sirloin

Per your direction, I have assembled the revelant information about New Western Addition 4th.

1. The plat identifies a minimum pad of 1343
2. There is a SWS petition dated Jul 88 for 32,500. When exclated 1 1/2% per month, we have 46,312.5 to spend as of Jun 1, 1996. Drainage plan shows the construction of SWS in abandoned street R/W draining to ditch.

I have the file, if you want to discuss. What's the next step?

By the way, it looks like Lindy has hired Moerhing to help his architect.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

August 4, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-52 NEW WESTERN 4TH ADDITION

OWNER/APPLICANT: New Western, LLC, Attn: Lindy Andeel, 358 North Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of Kellogg and east of Oliver

SITE SIZE: 3 Acres

NUMBER OF LOTS

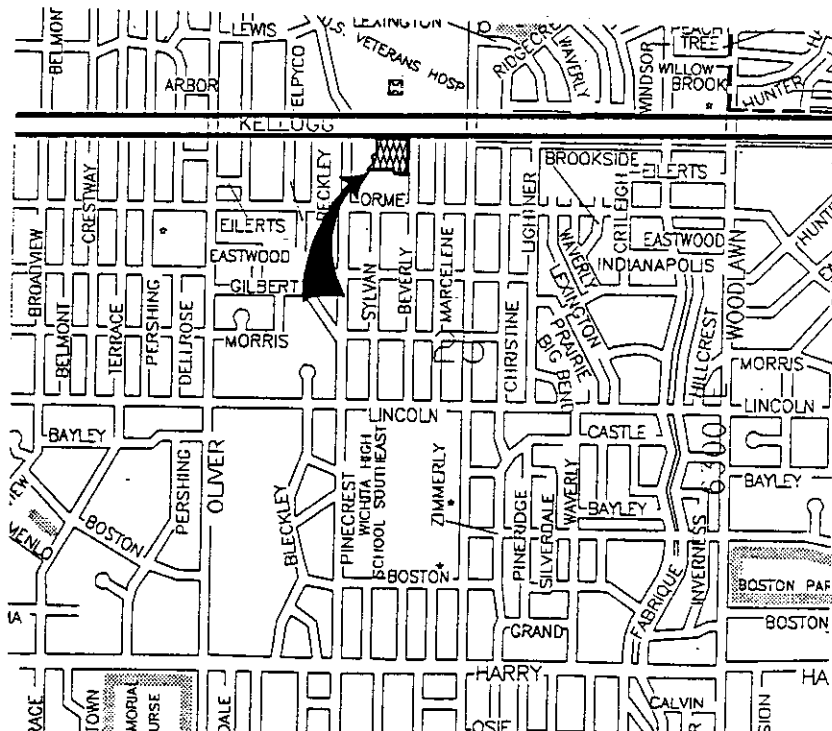
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: "LC" and "RB"

PROPOSED ZONING: "LC"

VICINITY MAP:



NOTE: This plat is essentially a replat of the Western 3rd Addition but expanded to include an area at the southwest corner of the site involved in a zone change from "RB" to "LC" zoning. Actually the platting of this site extends back to 1985 as the New Western (1st) Addition, with each subsequent replat being the result of expanding the "LC" zoning for the site. Both with the platting of the 2nd and 3rd Additions, issues of existing homes on the site, the closing of street and driveway openings, drainage, and the construction of a permanent turnaround for Sylvan Lane at the south line of this site, have been a concern. However, over nearly a ten year period, apparently none of the intended improvements or site changes have been accomplished even though the site's "LC" zoning has subsequently been expanded. In a number of cases, letter-of-credits have expired without the required improvements having been accomplished.

STAFF COMMENTS:

- A. Except for the improvements indicated below which can be guaranteed by petition, the applicant shall either install or make such improvements before the plat is scheduled for City Council review or a cash guarantee shall be provided for these improvements.

In regard to these improvements that may be guaranteed by petition, the applicant shall guarantee the paving of Sylvan Lane (a turnaround) at the south line of the plat and any needed drainage and/or storm sewer improvement.

The following improvements shall either be completed prior to the plat being scheduled for City Council review, or a letter of credit or approved financial guarantee, as determined by City Engineering, shall be submitted.

1. The closing of street openings and/or driveways in excess of the number allowed for by the approved access controls for this site. This to include: the closing (or reconstruction) of the street opening to Beverly Drive; the closing of at least one or two of the other drive openings to Beverly (only 2-openings total); and the closing of one (1) drive to Kellogg.
 2. The construction of sidewalk along Beverly Drive.
 3. The abandonment of water lines or any other public utilities located in vacated street right-of-way or easements, or in what is now being indicated as a temporary drainage and utility easement.
- B. As indicated during the zone change case for this site (Z-3128), the applicant shall submit with the plat, for recording, a covenant concerning the installation of a solid masonry wall along the south line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Both City Engineering and Traffic Engineering need to indicate if additional right-of-way is needed for the Sylvan Lane turnaround. The previous 3rd Addition dedicated a rectangular area to the northwest of where the street terminated at the plat's south line.

Traffic Engineering should also indicate if a turnaround at this approximate location would cause a problem with the private driveway on the east side of Sylvan Lane.

- E. City Engineering also needs to indicate the acceptability of the vacated street right-of-way being shown as a "temporary-drainage-utility-street easement". In particular, the City should in no manner be implied as responsible for maintenance of a non-public street. Consequently, the street use should be dropped from this "temporary" easement. In regard to drainage and utilities, Engineering needs to indicate if the conditions for such an easement are such that this easement needs to be granted by a separate instrument.
- F. As indicated by the 3rd Addition, minimum building pad elevations shall be shown for this site.
- G. Since there are no apparent changes in this site's frontage or conditions along Beverly Drive, only two (2) openings, as previously platted, shall be shown from this plat to this street.
- H. The applicant shall make arrangements with the utilities for relocation of any utilities effected by this plat. A letter shall be provided from each utility indicating that satisfactory arrangements have been made for such relocations.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- K. 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.
- L. 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.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

POST THIS CARD AT OR NEAR FRONT OF JOB SITE

IF LOST \$15.00 TO REPLACE

JOB SITE INSPECTION RECORD **1 & 2 FAMILY DWELLINGS**

BUILDING PERMIT NO. **94-018338-0101**
545 S. SYLVAN

This permit covers all facets of the job, including plumbing, electrical and mechanical. HOWEVER, any plumbing, electrical or mechanical work has to be performed by a licensed contractor in the trade OR the homeowner applying for the permit must first pass a code examination and submit a plan for the installation approval if the applicant wishes to personally perform work. This testing and plans examination procedure applies only to new installations. Separate electrical, plumbing and mechanical permits are required in the case of detached accessory structures such as garages and storage sheds.

STREET ADDRESS
NATURE OF WORK **DETACHED GARAGE**
OWNER **ANDEEL & ANDEEL**
CONTRACTOR **RAY'S HOME IMPROVEMENTS**

INSPECTOR MUST SIGN APPROPRIATE SPACE

INSPECTION	DATE	INSPECTOR	COMMENTS
Foundation			
Setback			
Footing			
Foundation Wall			

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED

Concrete Floor Slabs			
Electrical (groundwork)			
Plumbing (groundwork)			
Reinforcing			
Perimeter Heating			

DO NOT POUR CONCRETE UNTIL ABOVE IS SIGNED

Rough Electrical			
Rough Plumbing			
Gas Piping			
Heating & Ventilating			

ABOVE MUST BE SIGNED BEFORE FRAME INSPECTION

Roofing	01-27-95	BA	
Framing			

ABOVE MUST BE SIGNED BEFORE WALLS ARE INSULATED

Insulation			
Drywall			

DO NOT OCCUPY PRIOR TO FINAL

Final Inspection Approval			
Htg., Vent. & A/C			
Electrical			
Plumbing			
Grading			
Building			

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

May 18, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved August 4, 1994)

CASE NUMBER: S/D 94-52 NEW WESTERN 4TH ADDITION

OWNER/APPLICANT: New Western, LLC, Attn: Lindy Andeel, 358 North Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

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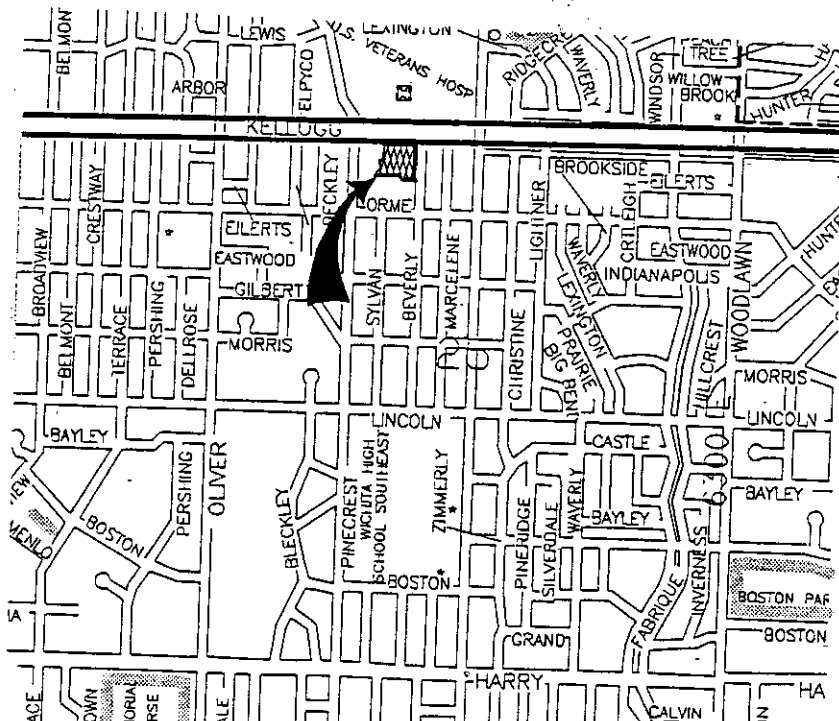
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: "LC" and "RB"

PROPOSED ZONING: "LC"

VICINITY MAP:



NOTE: This plat is essentially a replat of the Western 3rd Addition but expanded to include an area at the southwest corner of the site involved in a zone change from "RB" to "LC" zoning. Actually the platting of this site extends back to 1985 as the New Western (1st) Addition, with each subsequent replat being the result of expanding the "LC" zoning for the site. Both with the platting of the 2nd and 3rd Additions, issues of existing homes on the site, the closing of street and driveway openings, drainage, and the construction of a permanent turnaround for Sylvan Lane at the south line of this site, have been a concern. However, over nearly a ten year period, apparently none of the intended improvements or site changes have been accomplished even though the site's "LC" zoning has subsequently been expanded. In a number of cases, letter-of-credits have expired without the required improvements having been accomplished.

STAFF COMMENTS:

- A. Except for the improvements indicated below which can be guaranteed by petition, the applicant shall either install or make such improvements before the plat is scheduled for City Council review or other guarantees provided for these improvements.

In regard to these improvements that may be guaranteed by petition, the applicant shall guarantee the paving of Sylvan Lane (a turnaround) at the south line of the plat and any needed drainage and/or storm sewer improvement.

The following improvements shall either be completed prior to the plat being scheduled for City Council review, or other financial guarantees, in the amounts determined by City Engineering, shall be submitted.

1. The closing of street openings and/or driveways in excess of the number allowed for by the approved access controls for this site. This to include: the closing (or reconstruction) of the street opening to Beverly Drive; the closing of at least one or two of the other drive openings to Beverly (only 2-openings total); and the closing of one (1) drive to Kellogg.
 2. The construction of sidewalk along Beverly Drive. It is recommended that this guarantee be required as a cash guarantee.
 3. The abandonment of water lines or any other public utilities located in vacated street right-of-way or easements, or in what is now being indicated as a temporary drainage and utility easement.
- B. As indicated during the zone change case for this site (Z-3128), the applicant shall submit with the plat, for recording, a covenant concerning the installation of a solid masonry wall along the south line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by Traffic Engineering during review of the preliminary, additional right-of-way is needed for the Sylvan Lane turnaround. The previous 3rd Addition dedicated a rectangular area

to the northwest of where the street terminated at the plat's south line. A similar area needs to be shown for this plat. That is, either such area needs to be provided from within the present plat or the plat expanded to provide such additional area beyond the plat's present perimeters. If, however, this additional right-of-way is to be created off-site, such a dedication shall be provided by separate instrument, with such dedication being submitted to Planning for processing with this plat.

- E. The applicant shall make arrangements with the utilities for relocation of any utilities effected by this plat. A letter shall be provided from each utility indicating that satisfactory arrangements have been made for such relocations.
- F. 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.
- G. 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.
- H. Prior to this plat being scheduled for City Council review, the applicant shall submit letters from the utilities (KG&E Electric and Gas, and Southwestern Bell) indicating that satisfactory arrangements have been made for the relocation of facilities not being covered by a utility easement.
- I. On the final plat tracing, the word "complete" shall be removed from the face of the plat where access controls are indicated.
- J. For the temporary easements shown on this plat, these easements need to be approved by City Engineering and then recorded by the applicant. The final plat tracing then needs to show the recording information with recorded copies of the easements submitted to Planning for the plat file.
- K. The applicant is reminded that a platting binder is to be submitted with a final plat. This plat will be subject to a review of the binder and any relevant conditions determined by such a review.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 9, 1996

Baughman Company
315 Ellis
Wichita, KS 67211

Re: L/S - 0926 - Request for lot split approval of Lot 1, New Western 4th Addition ✓

Gentlemen:

We have initiated our review of the above-referenced request for lot split approval and find that approval cannot be indicated at this time.

The Subdivision Regulations, Article 6 on lot splits, clearly indicates that when existing structures, curb cuts, etc. are involved, the required lot split drawings are to show such features. Building setbacks also have not been depicted. Consequently, the drawings as submitted are insufficient for further review. You will need to resubmit drawings as specified by Article 6, of the Subdivision Regulations. Based on our initial review, you should be prepared to address, in addition to the items noted above, the following items;

- A. The provision of a public easement and sanitary sewer line to Parcel "A". A private line in any case will not be allowed. The public line easement and improvement is not expected to cross the center of Parcel "B" in what was previously a public easement.
- B. To properly microfilm this lot split, large print will need to be used.
- C. The platted building setbacks shall be shown on the lot split drawings.
- D. A lot grading plan needs to be submitted to City Engineering for review and approval. If a cross lot drainage agreement is needed, the applicant should prepare and record such an agreement and submit a recorded copy to Planning for the lot split file.
- E. Requirements for screening this site from the property to the south. That is, the lot split's approval will again require assurances for such screening and this will be in addition to any requirements previously established. As determined appropriate, any such improvements will need to be provided at this time or a cash guarantee provided.

L/S - 0926 - Lot split request by Lindy Andeel, New Western 4th Addition
July 9, 1996 - Page 2

Once the above-stated conditions have been met, we will reconsider this lot split request.
Should you have any questions about what is required, please call me at 268-4459.

Sincerely,



Don Losew
Senior Planner

DL:rh

cc: Lindy Andeel, New Western 4th Addition, 358 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer ✓

**THE CITY OF WICHITA
OFFICE OF PUBLIC WORKS - ENGINEERING**

DATE: July 23, 1996

TO: Loren Deines, Plans Examiner, OCI
Marvin Krout, Planning Director, MAPD

FROM: Mike Lindebak, P.E., City Engineer 

SUBJECT: New Western 4th Addition Lot Split
Scotch & Sirloin Building Permit ✓

I have had Don Moehring plot on a site plan the FEMA floodway, utilizing Baughman's survey. Based on this information, the new Scotch & Sirloin is outside the floodway boundary as the ground exists today and the building pad will be further elevated.

Lindy Andeel faxed to me a copy of a 20-foot utility easement that will allow the extension of a public sewer to serve the northwest quadrant of the New Western 4th Addition lot split. Building plans indicated, as has Don Moehring, that they will extend an eight-inch sanitary sewer, terminated with a manhole, to serve Parcel A of the lot split.

We have reviewed and accepted Don Moehring's grading and drainage plan for the site. I advised Andeel's office this afternoon to get the utility easement recorded and return the original to the City Engineer's office.

I will advise when we have received the signed original of the sewer easement. If you have any questions, please feel free to contact me.

MEL:jcm

cc: Kurt Schroeder, Superintendent of Central Inspection
Steve Lackey, P.E., Director of Public Works
Terry Boswell, Development Assistance Coordinator

**CITY OF WICHITA
ROUTING SLIP**

TO: Carl Gipson
 2 Mike Lindebak
 3
 4
 5
 6

- APPROVAL
- SIGNATURE
- COMMENT
- SEE ME
- AS REQUESTED
- INFORMATION
- READ AND RETURN
- READ AND FILE
- NECESSARY ACTION
- INVESTIGATE
- RECOMMENDATION
- PREPARE REPLY

FROM: Tim Cain

DATE: 6-14-91

REMARKS:

^{685-6950 Atty for Lindy Andeel}
 Carl Wheeler called this afternoon requesting to extend the letter(s) of credit for New Western 3rd Addition plat requirements. Attached is the plat file and a recent memo I found in Mike's in basket pertaining this. I told Wheeler it would be Monday before I could check with you on this & that we would try to get back with him Monday

Form 000-030

Mike
 Carl Wheeler asked to receive a copy of this memo. I told him I'd check with you. Do you want to send him a blind copy?
 Tim