

S/D No.: 86-15 Name: WALENTA 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: At the southwest corner of Oliver and Highland Lane.
Owner: Donald J. Walenta, 4635 E. Kellogg, Wichita, KS 67218
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.3 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 13,203.45 Sq. Ft.
 4. Existing Zoning: "A" & "RB"
 5. Proposed Zoning: "LC" (Z-2697)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2697), requesting "RB" (four-family dwelling) to "LC" (light commercial), has been approved subject to platting the application area only.

- A. The applicant shall guarantee the closure of the one driveway in excess of the access control being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a separate vacation case application for the vacation of Highland Lane, from Oliver to Dellrose. The Vacation Order for the vacation case shall retain the vacated street as alley right-of-way. The changing of the street to an alley is needed because the property to the north and south of the street has been developed with 90-degree parking spaces, which back into the street from a continuous driveway approach. The pavement within the street has also been constructed more like an alley than a street (e.g., inverted crown with no curb or gutter). The required separate vacation case shall accompany this plat to the Board of City Commissioners.
- E. On the final plat tracing, the contingent dedication of the right-of-way needed for the Oliver/Kellogg major street intersection shall be indicated. This right-of-way is needed in addition to the additional ten (10) feet of right-of-way being dedicated to meet the 50-foot wide, half-street right-of-way standard for Oliver.
- F. On the final plat tracing, the platlor's text shall be amended to reference the contingent street dedication for Oliver (major intersection right-of-way). Reference to the contingent dedication shall state that the dedication is dedicated to the public, contingent upon the need for the right-of-way for a future Kellogg/Oliver intersection improvement.
- G. Since the street right-of-way proposed for vacation by this replat (northeast corner of the lot) is within the area needed for major street intersection right-of-way for Kellogg and Oliver, it shall not be vacated. The final plat tracing shall delete reference to this street vacation.
- H. On the final plat tracing, a 60-foot building setback shall be platted from the 50-foot half-street right-of-way line for Oliver Street (east line of the lot). The platting of a setback of this size provides for the standard 35-foot building setback from the west line of the contingent street dedication.

- I. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- 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 Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

1. Keith L. Anderson. Vacation of complete access control. No water problem unless new drive locations require fire hydrant relocation. Any fire hydrant relocation shall be at the request of the developer and at the expense of the developer.
2. Peake Company Inc. . Vacation of a portion of building setback. No water problem.
3. Donald G. & Shery L. Abraham. Vacation of building setback. No water problem.
4. Harriett Morris. Vacation of Access Control. No water problem.
5. Ernest H. Doyon. Vacation of utility easement. No water problem.
6. Valente 3rd Addition. Final Plat. Property now served by main in Oliver, no water problem.
7. The Nett Park Addn. Final Plat. Item B, mains to be extended. Is there a method by which when the supply line in Maize Rd. is extended that this area share in the assessment? Or, because of no benefit should they be left out entirely?
8. Gray's First Addition. Preliminary Plat. Item D, mains to be extended. Nearest water at Eisenhower at Mac Arthur Rd, Nearest supply line at Hoover and 37th St. South.
9. Westway Addn. . Preliminary Plat. Existing mains in Pawnee and Seneca, no water problem. Interior line serves existing structure. Main tie-in on Elizabeth, north of Savannah was not shown.

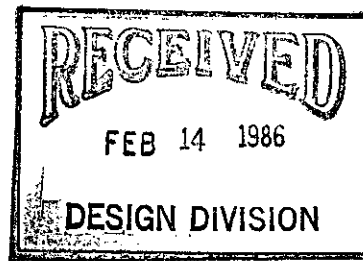
10. Woodbridge 3rd Addn. Item B, mains to be extended. No water problem.
11. Mulberry East Addn. Final Plat. Item B, mains to be extended from 37th St. N. and Rock Rd.
12. Eastminster Addition. Final Plat. Item B, mains to be extended. No water problem.
13. U.S.D. 259. Dedicate St. E/W. No water problem.
14. Delmer and Marilyn Parr. Dedicate St. E/W. No water problem.
15. Delmer and Marilyn Parr. Grant access control. No water problem.
16. Delmer and Marilyn Parr. Grant utility easement. No water problem.
17. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 14, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 13, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the closure of the driveway in excess of the access control being platted and shall guarantee the reconstruction, to the commercial-width standard, of the other driveway if it is to be used for access into this lot.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a separate vacation case application for the vacation of Highland Lane, from Oliver to Dellrose. The Vacation Order for the vacation case shall retain the vacated street as alley right-of-way. The changing of the street to an alley is needed because the property to the north and south of the street has been developed with 90-degree parking spaces, which back into the street from a continuous driveway approach. The pavement within the street has also been constructed more like an alley than a street (e.g., inverted crown with no curb or gutter). The required separate vacation case shall accompany this plat to the Board of City Commissioners.
- D. Since Oliver is an arterial street, 50 feet of half-street right-of-way is required. The final plat dedicates the 10 feet of additional street right-of-way to bring it up to standard. In addition, the applicant shall contingently dedicate additional street right-of-way for future Oliver/Kellogg major street intersection improvements. Section 7-201(H) of the Subdivision Regulations provides for the dedication of 75 feet of half-feet right-of-way from the intersection of arterial streets to a point 250 feet away and tapering to 100 feet at a distance of 350 feet from the intersection line. This contingent dedication shall be indicated on the final plat tracing.

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Baughman Company, P.A.
Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.
February 14, 1986
Page 2

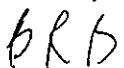
- E. On the final plat tracing, the plattor's text shall be amended to reference the contingent street dedication for Oliver (major intersection right-of-way). Reference to the contingent dedication shall state that the dedication is dedicated to the public, contingent upon the need for the right-of-way for a future Kellogg/Oliver intersection improvement.
- F. Since the street right-of-way proposed for vacation by this replat (northeast corner of the lot) is within the area needed for major street intersection right-of-way for Kellogg and Oliver, it shall not be vacated. The final plat tracing shall delete reference to this street vacation.
- G. On the final plat tracing, a 60-foot building setback shall be platted from the 50-foot half-street right-of-way line for Oliver Street (east line of the lot). The platting of a setback of this size provides for the standard 35-foot building setback from the west line of the contingent street dedication.
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, February 20, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

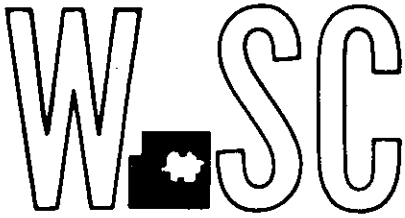

Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Donald J. Walenta, 4635 East Kellogg, Wichita, KS 67218
James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
336 NORTH MAIN STREET
WICHITA, KANSAS 67202
February 20, 1986
(316) 268-4561

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.

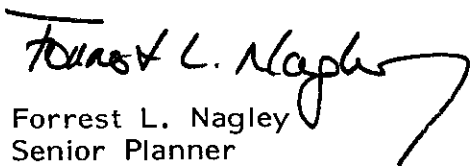
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Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, the above-captioned plat was considered. The action of the Planning Commission was to indefinitely defer consideration of this plat until you request that it be placed back on their agenda. In order to reschedule this case for Planning Commission review, it is necessary for you to notify this office one (1) week in advance of the Planning Commission meeting.

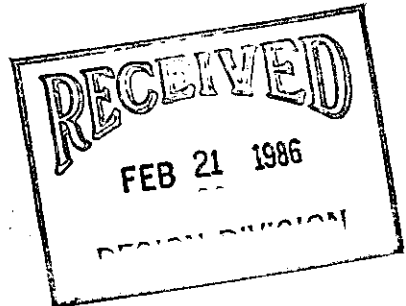
Please call if you have any questions.

Sincerely,

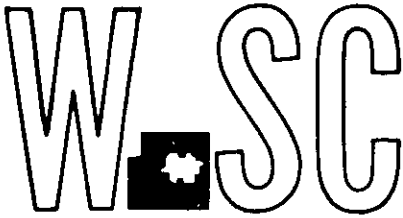

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Donald J. Walenta, 4635 East Kellogg, Wichita, KS 67218
James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208
Mike Lindebak, City Engineer



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4661

March 20, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-15 - Final Plat of Walenta 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 14, 1986.

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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

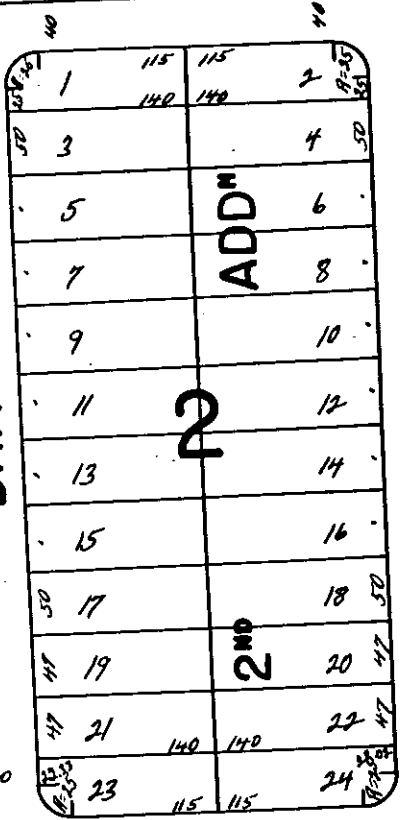
BRB:mlh

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James R. Schaefer, 400 N. Woodlawn, Suite 205, Wichita, KS 67208
✓ Mike Lindebak, City Engineer

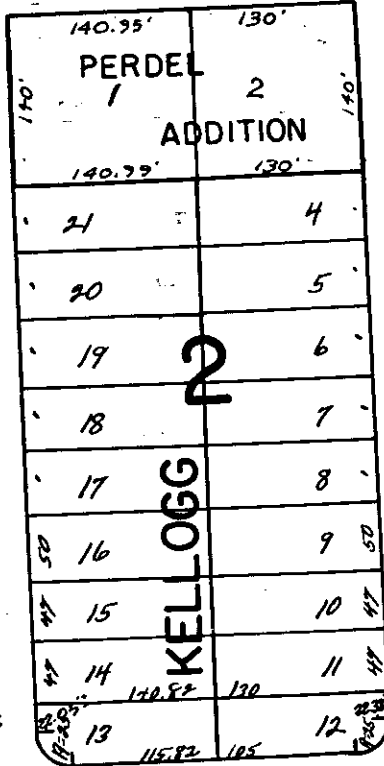


R.I.E.

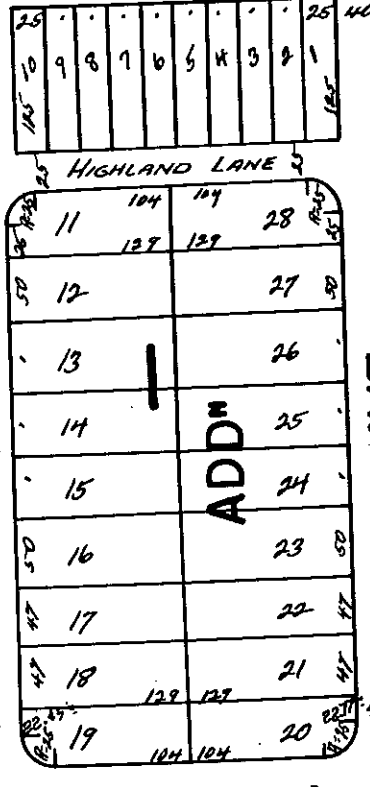
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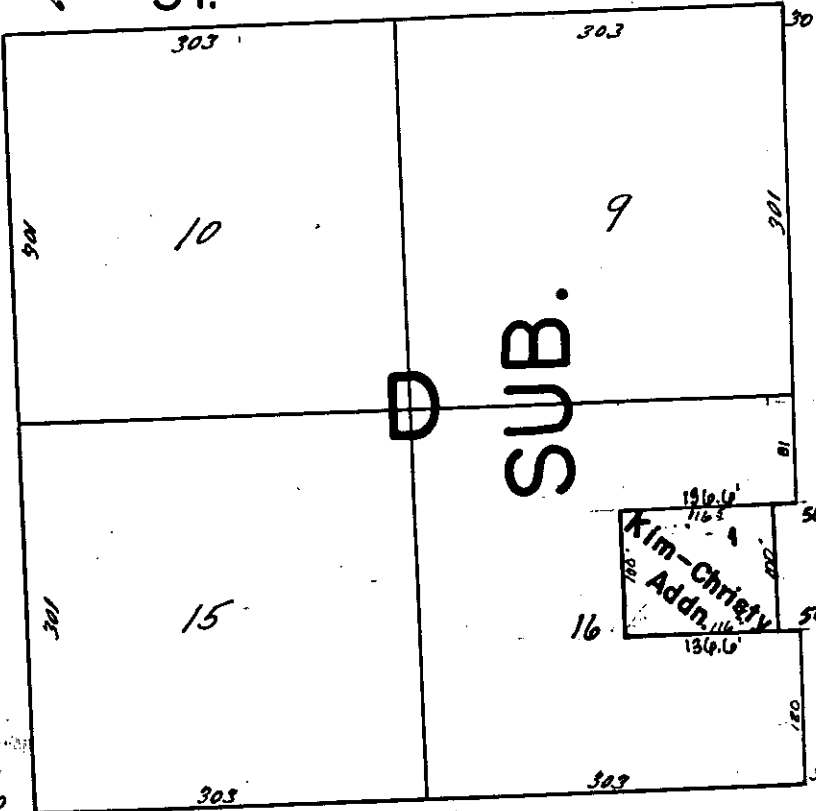
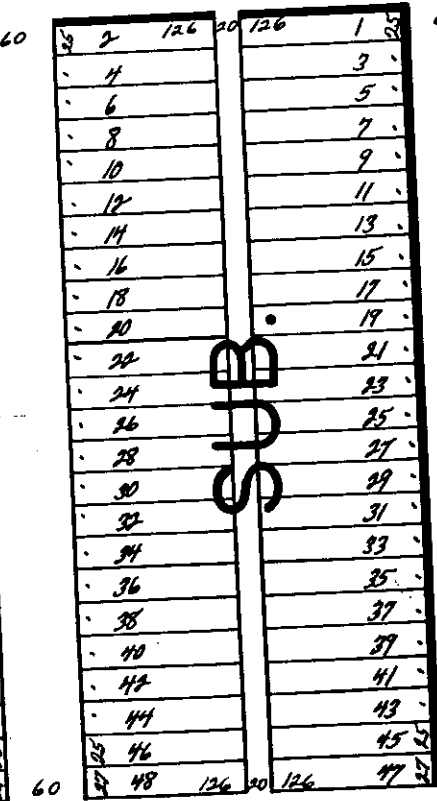


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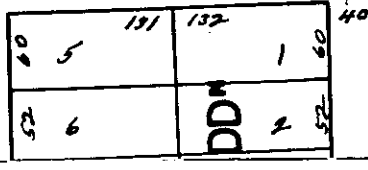
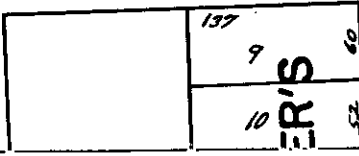
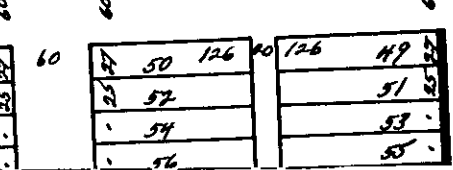


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