

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 11, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-71 (Final Plat) Eck 4th (Killingsworth) Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 10, 1990, 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 provide for the paving of Flora adjacent to the west line of this plat.
- B. The applicant shall provide for the closure of the existing drives to Central. Complete access control is being dedicated to Central from this site.
- C. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- D. In honor of a deceased Fire Fighter, the name Killingsworth has been recommended for this Addition. The final plat tracing shall therefore indicate the name "Killingsworth" for this plat. Subdivision members should mark their files and plats accordingly.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

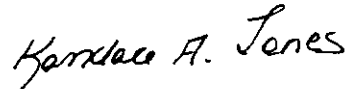
S/D 90-71 Eck 4th Addition
Page 2

H. 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 and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 17, 1991. If you have any questions concerning this matter, please call.

Sincerely,

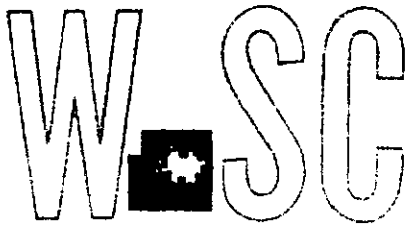


Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: City of Wichita c/o Carmichael Hanney Corp., 2911 E.
Douglas, Wichita, KS 67211
Mike Lindebak, City Engineer



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DEPARTMENT

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WICHITA, KANSAS 67202-1688
(316) 268-4561

January 11, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: V-1695 - Request to vacate platted floodway and utility
easement

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, January 10, 1991, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The applicant shall dedicate by separate instrument, access control except for one opening, across the east line of Lot 1, A. Verne Roberts Addition.
- C. The applicant has submitted a drainage easement for the east 28 feet of the north 105 feet of the south 175 feet of Lot 1, Block 1, Seneca Hills 2nd Addition. He has also provided a substitute easement for the sanitary sewer: The south 20 feet of the east 200 feet of Lot 1, Block 1, Seneca Hills 2nd Addition.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 17, 1991 at 1:30 p.m.

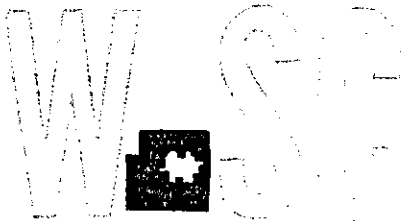
If you have any questions, please call.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Mr. & Mrs. Gerard DeRee, 5043 S. Seneca, Wichita, KS 67217
Ernest N. Delk, etux, 1122 W. 50th St. S., Wichita, KS 67217
Elizabeth A. Arnold, 1128 W. 50th St. S., Wichita, KS 67217
Gregory J. Ohmes, 1200 W. 50th St. S., Wichita, KS 67217
Louise Cook & Veleta Oldfield, 1222 W. 50th St. S., Wichita
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1088
(316) 268-4561

January 11, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-73 (Final Plat) Quiktrip 5th Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 10, 1991, 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 abandonment of the sanitary sewer lateral not being covered by a utility easement.
- B. The applicant shall guarantee the closure of those driveways in excess of the access controls being established for this plat. Specifically, the closure of two drives to 21st Street North, two drives to Hillside and two drives to Shadybrook Lane shall be guaranteed.
- C. The applicant shall submit a guarantee for the provision of a decel lane to serve this site. This guarantee will be held pending determination of whether landscaping improvements along 21st St. would make such an improvement inappropriate.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat shall be subject to approval of the associated zone change request (Z-3014) and to any conditions of the zoning approval.
- F. Prior to submitting the final plat tracing, the applicant shall meet with Traffic and City Engineering to determine the form of right-of-way to provide at the plats northeast corner for the 21st and Hillside intersection.
- G. The area immediately to the south of this site is residential. Access from commercial sites into such residential areas is typically considered inappropriate. The final plat tracing shall therefore indicate complete access control to Shadybrook Lane.

- H. The plattor's text shall be amended to indicate that the location of the access openings to 21st Street and Hillside are to be approved by the City Engineer.
- I. The final plat shall indicate the platting of the building setbacks from 21st Street North and Hillside through the existing building which encroaches into these setback areas. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks. Also, on the final plat tracing, the building setback shall be indicated as a 20-foot setback from Shadybrook Lane.
- J. Presently, one of the owners of this site is indicated as J. and Viola Chenn. The final plat tracing shall either include these owner's signatures or a revised title policy will need to be submitted indicating the change in ownership, as now shown on the plat (Julius and Lois Smith).
- K. The final plat tracing shall show an easement sufficient in length to cover the utility pole presently being used by K.G.& E., Southwestern Bell and Cablevision. If this pole is to be relocated, letters shall be provided from these utilities indicating that satisfactory arrangements have been made for such a relocation.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

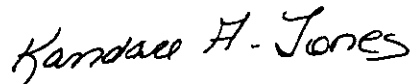
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit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

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

S/D 90-73 Quiktrip 5th Addition
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 17, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

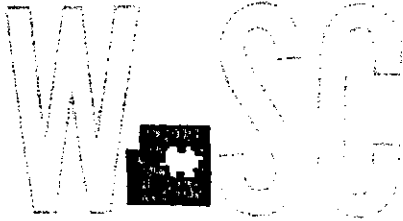


Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Sam & Helen Luinstra, 1102 N. Gow, Wichita, KS 67203
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 11, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-72 (Final Plat) Quiktrip 4th Addition

Dear Brent:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 10, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to City Council approval of the requested zone change and any conditions of that change.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property or provide utility easements to cover existing drainage facilities. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine what if any improvements or easements may be required.
- C. The applicant shall guarantee the abandonment and relocation of any sanitary sewer and water lines not being covered by a public utility easement.
- D. The applicant shall guarantee a decel lane along 31st Street North to serve this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this site has frontage to a residential street (E. Neely Court), and property either side of the site and around this cul-de-sac is zoned "RB" Four Family Residence which requires a 20-foot setback from adjacent streets, the final plat tracing shall also show a 20-foot setback from E. Neely Court.

- G. On the final plat tracing, the plattor's text shall be amended to indicate that the location of the access openings need to be approved by the City Engineer.
- H. The applicant shall submit a letter form KPL indicating that satisfactory arrangements have been made for the relocation of its line crossing this site and for the continuation of service to other involved properties.
- I. As requested by K.G. & E. a utility easement shall be provided on the final plat tracing centered on the common lot line of lots 1 and 2.
- J. 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.
- K. 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.
- 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.

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, January 17, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: Ralph C. Rounds Living Trust, c/o Carl A. Nelson Trustee,
555 N. Woodlawn Bldg. 1, Suite 227, Wichita, KS 67208
Rock Road Law, P.A., 260 N. Rock Rd., Suite 220, Wichita, KS
67206
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
January 10, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-71 - ECK 4TH ADDITION

OWNER/APPLICANT: City of Wichita c/o Carmichael Hanney Corp.,
2911 E. Douglas, Wichita, KS 67211

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

LOCATION: South side of Central Ave. between Elder St. &
Flora St.

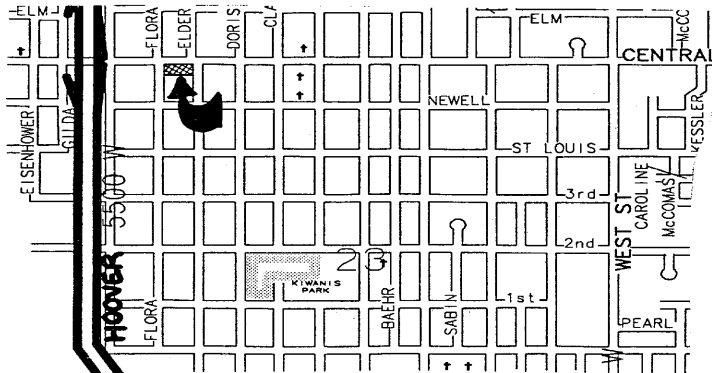
SITE SIZE: 1.5 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial: 1
Total: 1

MINIMUM LOT AREA: 61,679 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "A" Two Family
Dwelling

VICINITY MAP:



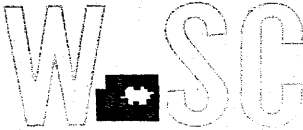
NOTE: This site has been proposed as a site for a joint Fire and Police Department facility. A special permit for such use has been reviewed by the MAPC and CPO-5B. The Wichita City Council will review the special permit request at the January 15, 1991 meeting.

STAFF COMMENTS:

- A. The applicant shall provide for the paving of Flora adjacent to the west line of this plat.
- B. The applicant shall provide for the closure of the existing drives to Central. Complete access control is being dedicated to Central from this site.
- C. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- D. In honor of a deceased Fire Fighter, the name Killingsworth has been recommended for this Addition. The final plat tracing shall therefore indicate the name "Killingsworth" for this plat. Subdivision members should mark their files and plats accordingly.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 22, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-71 (Final Plat) Eck 4th (Killingsworth) Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on January 17, 1991, 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 January 11, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: City of Wichita c/o Carmichael Hanney Corp., 2911 E.
Douglas, Wichita, KS 67211
Mike Lindebak, City Engineer

ST FLORA

AVE

CENTRAL

NEWELL

1249

1282

1250

1281

1284

1226

1282

1282

1280

120

120

34

30

30

34

593

598

60

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