

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

638

AGENDA ITEM # 9

APRIL 21, 1988

STAFF REPORT
(Preliminary Plat)

1 184
1 208
1

CASE NUMBER: S/D 88-28 - TOY'S "R" US ADDITION

OWNER/APPLICANT: Four of Wichita, Inc., Attn: Gene Coombs,
421 E. Third, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the north side of Kellogg Drive, east of Anna.

SITE SIZE: 3.6 Acres

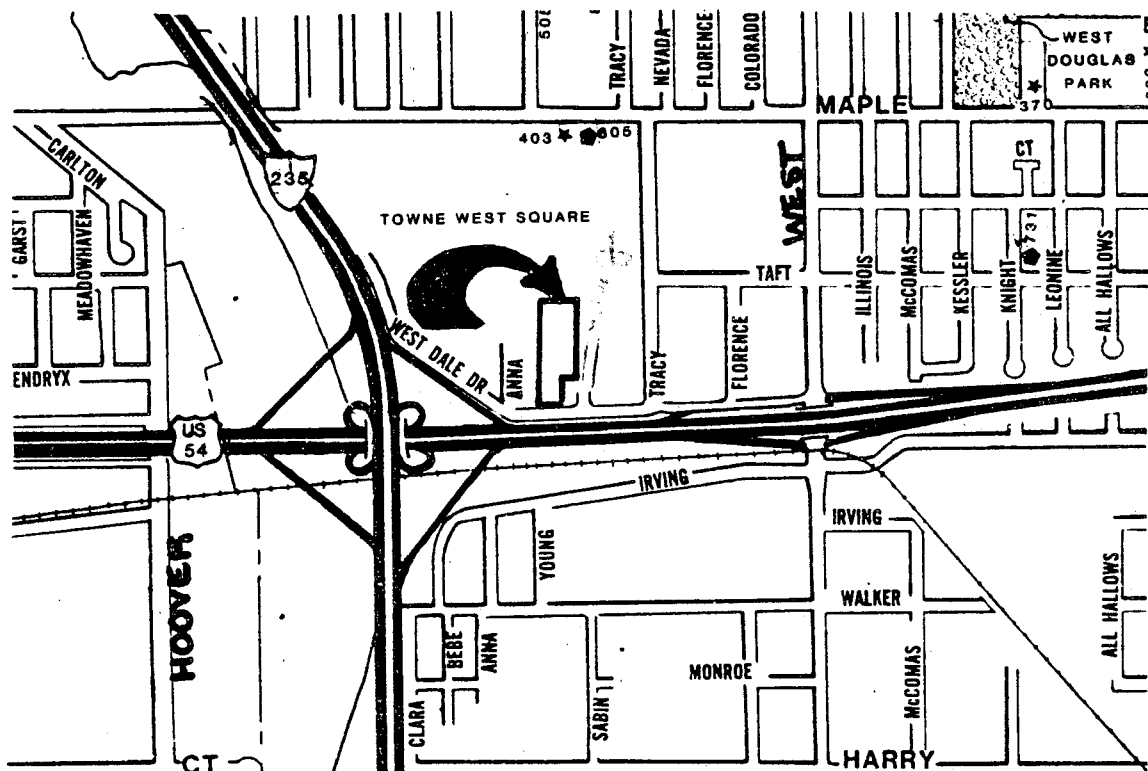
NUMBER OF LOTS:
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 156,875.1 Sq. Ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-2910)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2910) requesting "B" to "LC zoning for an area in the northwest corner of this plat. This associated zone case will be considered by the Planning Commission on April 14, 1988.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat, Lot 2 shall be labeled on the face of the plat.
- D. On the final plat, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension and any condemnation case number. "Complete access control" shall be depicted on the face of the plat across the south line of Kellogg Drive to Kellogg (U.S. Highway 54).
- E. On the final plat, a 35-foot building setback shall be platted from Kellogg Drive on Lot 2.
- F. 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.
- G. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).
- H. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MAY 5, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-28 - TOY'S "R" US ADDITION

OWNER/APPLICANT: Four of Wichita, Inc., Attn: Gene Coombs,
421 E. Third, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the north side of Kellogg Drive, east of Anna.

SITE SIZE: 3.6 Acres

NUMBER OF LOTS:

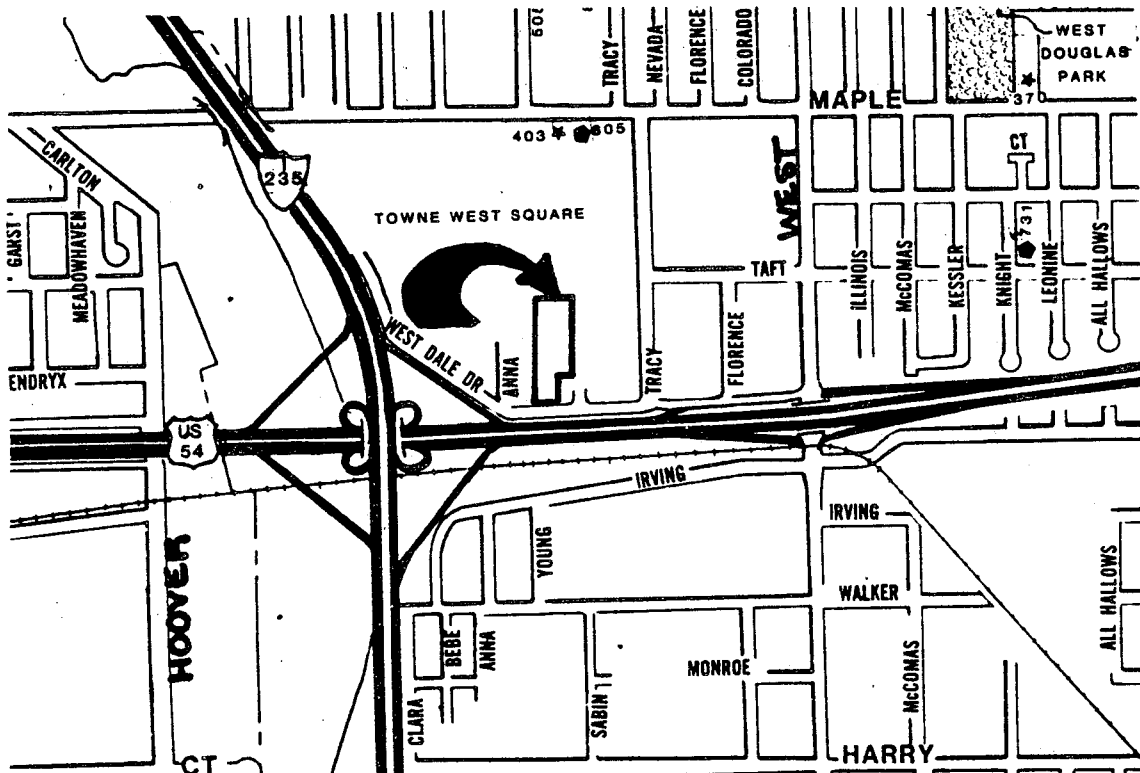
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 156,875.1 Sq. Ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-2910)

VICINITY MAP:

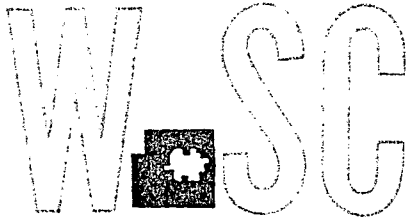


STAFF COMMENTS:

NOTE: An associated zone case (Z-2910) requesting "B" to "LC" zoning in the northwest corner was approved by the MAPC April 14, 1988. The City Council will review this May 10, 1988.

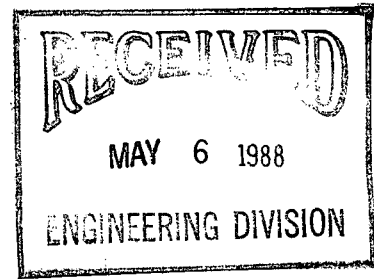
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of municipal water to serve proposed Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension.
- E. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- F. On the final plat tracing, the Mayor's name (Sheldon Kamen) shall be printed below the signature line.
- G. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).
- H. 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.
- 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. 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.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 6, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-28 - TOY'S "R" US ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 5, 1988, 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 extension of municipal water to serve proposed Lot 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension.
- D. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- E. On the final plat tracing, the Mayor's name (Sheldon Kamen) shall be printed below the signature line.
- F. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).
- G. The final plat tracing shall indicate a 10-foot wide utility easement to cover an existing Arkla gas line.
- H. 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.

SEDGWICK COUNTY

Final Plat S/D 88-28 - TOY'S "R" US ADDITION
Page 2

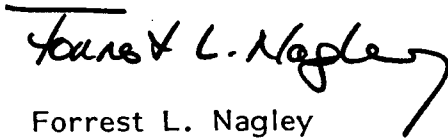
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

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, May 12, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



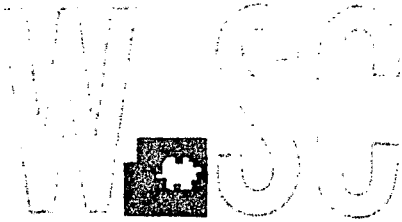
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Four of Wichita, Inc., Attn: Gene Coombs, 421 E. Third,
Wichita, KS 67202
Lawrence R. Harder, 395 W. Passaic Street, Rochelle Park, NJ 07662
Bruce Dimmig, 1305 Walnut, Kansas City, MO 64106-2934
Mike Lindebak, City Engineer

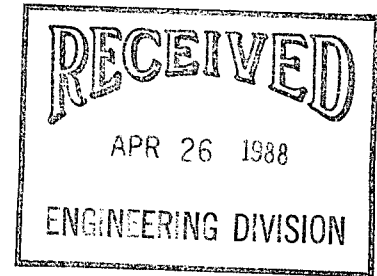
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1683
(316) 268-4561

April 22, 1988



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-28 - TOY'S "R" US ADDITION

Gentlemen:

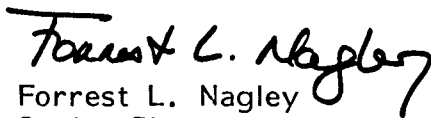
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of municipal water to serve proposed Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If needed for the required water line extension to serve Lot 1, the final plat shall indicate a utility easement on Lot 2 to provide for the water line extension.
- E. On the final plat, Lot 2 shall be labeled on the face of the plat.
- F. On the final plat, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension and any condemnation case number. "Complete access control" shall be depicted on the face of the plat across the south line of Kellogg Drive to Kellogg (U.S. Highway 54).

- G. On the final plat, a 35-foot building setback shall be platted from Kellogg Drive on Lot 2.
- H. 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.
- I. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).
- 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. 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:jcm
Enclosure

cc: Four of Wichita, Inc., ATTN: Gene Coombs, 421 E. 3rd,
Wichita, KS 67202
Lawrence R. Harder, 395 W. Passaic St., Rochelle Park, NJ 07662
Bruce Dimmig, 1305 Walnut, Kansas city, MO 64106-2934

LEGAL DESCRIPTION: Proposed Lot 2, TOYS "R" US ADDITION,
Wichita, Kansas

That part of Lot 10, Homer R. Mosley Addition to Wichita, Sedgwick County, Kansas, lying south of the extended south line of the vacated Alley in Homer R. Mosley Second Addition to Wichita, Sedgwick County, Kansas, and all of Lots 11 and 12, Homer R. Mosley Addition to Wichita, Sedgwick County, Kansas, together with the W $\frac{1}{2}$ of vacated Young Avenue adjacent on the east, except therefrom that part condemned for Kellogg Drive in Case No. 84 C 3495.

Approximately 0.605 Acres

EXHIBIT A
FOUR PARCEL