

S/D No.: 84-114 Name: E. M. STEVEN'S THIRD ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: On the south side of Kellogg Drive between Whittier and Calhoun

Owner: Edward M. Steven, et al

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.8 Acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 1
  - Industrial:
  - Total: 1
3. Minimum Lot Area:
4. Existing Zoning: LC
5. Proposed Zoning: LC

---

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2612) requesting "AA" to "LC" has been approved for the southwest corner of this plat subject to replatting.

- A. The representative from the City Engineer's Office should be prepared to state how much right-of-way is required for Kellogg Drive adjacent to this lot. That is, how much right-of-way needs to exist for Kellogg and Kellogg Drive from the north line of Section 30 to the north line of this plat?
- B. Prior to submitting this plat for City Commission review, the applicant's surveyor shall be certain the final plat tracing accurately depicts the dedication of required street right-of-way for Kellogg Drive from this property.
- C. The final plat tracing shall dimension the width of the utility easement located in the southwest corner of the lot.
- D. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive in conjunction with further development of this site (commercial zoning). Staff recommends a waiver of the sidewalk required on adjacent Calhoun and Whitter Streets as these sidewalks would not tie into an existing sidewalk system to the south.
- E. The final plat tracing shall indicate "complete access control" to Kellogg across the north line of Kellogg Drive.
- F. The applicant is advised that the narrow residential width driveway to Whitter Road, located near the southwest corner of this plat, will need to be closed if it is not to be utilized as a part of this site's re-development.
- G. When E. M. Steven's 2nd Addition was platted, a 35-foot building setback from Whitter Road was established. Since this plat proposed to reduce this setback to 20 feet, the engineer's text on the final plat tracing shall reference K.S.A. 12-512(b).
- H. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.