

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 12, 1990

OBSOLETE

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-1 - E.M. STEVEN'S FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 11, 1990, the above captioned plat was considered. The action of the Committee, at the request of the applicant, was to indefinitely defer the preliminary plat.

If you have any questions concerning these comments please feel free to contact this office at 268-4459.

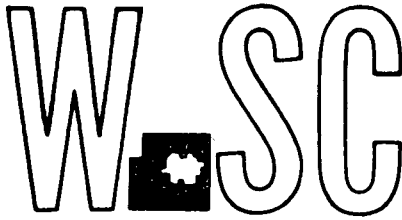
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

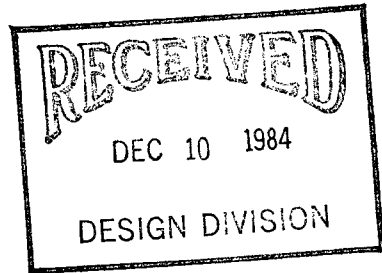
cc: E.M. Steven, P.O, Box 783010, Wichita, KS 67278
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



December 7, 1984

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

Re: S/D 84-110 - Preliminary Plat of E. M. Steven's Fourth
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, 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 the paving of Kellogg Drive adjacent to this plat. The paving guarantee shall provide for a sidewalk on the south side of this frontage road.
- B. The applicant shall guarantee the extension of municipal water to serve this two-lot commercial plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate a 35-foot building setback from Kellogg Drive on Lot I.
- E. No final plat shall be submitted for any portion of this plat, for which a Community Unit Plan is required, until the required Community Unit Plan has been approved by the Board of City Commissioners.
- F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.

C
O
P
Y

Baughman Company, P.A.

Re: S/D 84-110 - Preliminary Plat of E. M. Stevens Fourth Addition

December 7, 1984

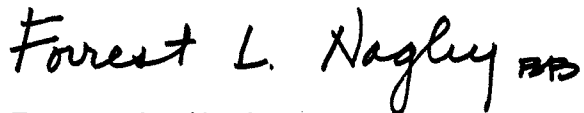
Page 2

- G. Prior to submitting a final plat, the applicant shall meet with City Engineering to resolve the public/private sewer lateral issue for this plat.
- H. The final plat shall indicate a 10-foot utility easement adjacent to the west line of Lot 1.
- I. The final plat shall indicate an easement on Lot 1 to cover the gas line which serves Lot 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. 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 

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: E. M. Steven, P. O. Box 18688, Wichita, KS 67218
Alan McHenry, 432 Corona, Denver, CO 80218
✓Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

January 11, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-1 - E.M. STEVEN'S FOURTH ADDITION

OWNER/APPLICANT: E.M. Stevens

SURVEYOR/ENGINEER: Baughman Co.

LOCATION: Southeast corner of Kellogg and Gouverneur

SITE SIZE: 7.3 Acres

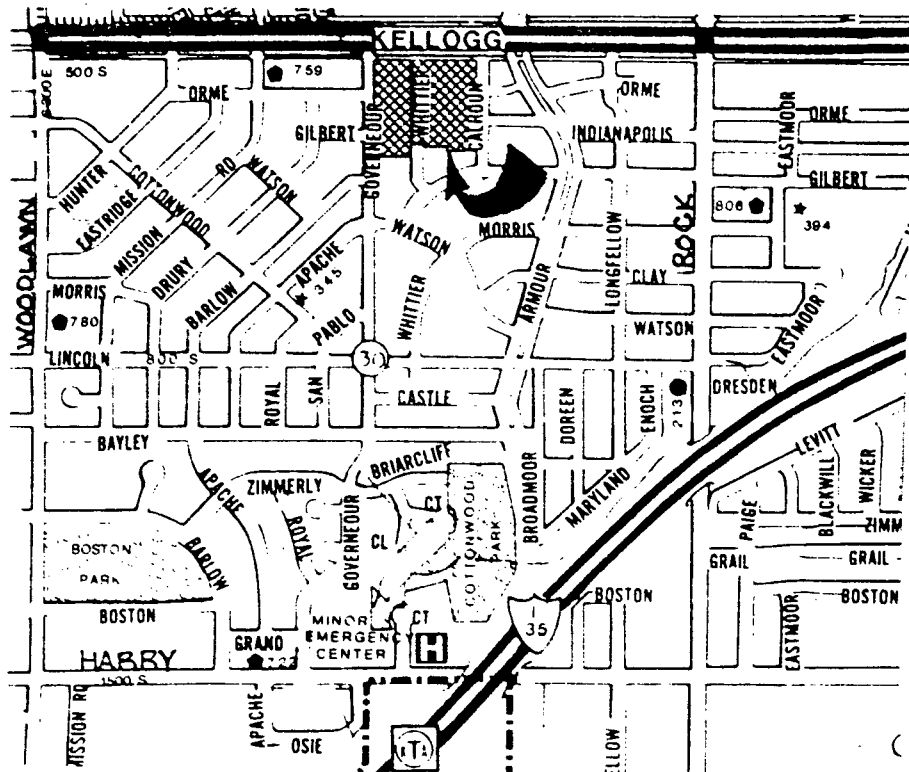
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 132,395 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "C" Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site has been involved in a number of BZA cases (59-85, 64-84, and 24-81), zoning cases (Z-2329 and Z-2612) and vacation requests (V-1356 and V-1552). This proposed addition involves a replat of the existing Chrysler and E.M. Steven's 3rd Addition. A key proposal of this replat is its intent to vacate Whittier from the south line of Kellogg Drive to the south line of this plat. Property owners along Whittier and south of the section being proposed for vacation are being notified of this plat's intentions to close this street.

- A. The applicant is advised that the replatting of this site, which is zoned "LC" (Light commercial) and involves 7.3 acres, will require that a Community Unit Plan (CUP) be prepared for this site. This CUP must be approved by the City Council prior to the final plat being submitted. Further, the area involved in the vacation of Whittier cannot be used for the parking or sale of vehicles associated with this site's present use unless BZA approval is obtained.

The following comments are subject to any changes and additions that may be required by approval of the CUP.

- B. The applicant shall guarantee the closure of Whittier. At Kellogg Drive, Whittier shall either be closed or reconstructed to a private drive standard. At the south line of the plat, Whittier shall be closed and an appropriate turn-around guaranteed.
- C. City Engineering should be prepared to indicate if any additional guarantees may be required such as for the abandonment or relocation of any utilities.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Unless the condition provided for in the contingent dedication for Kellogg Drive along the west half of this site still exists, the final plat shall dedicate at least 5-feet of additional right-of-way. This will correspond to the right-of-way dedicated by the E.M. Steven's 3rd plat. A copy of the contingent dedication shall also be provided with the final plat in order to verify the conditions of this contingent dedication.
- F. City Engineering should be prepared to indicate if more than 5-feet of additional right-of-way shall be provided for this section of Kellogg Drive.

- G. On the final plat, a uniform building setback may be indicated to Kellogg Drive. This setback should be the 35-foot setback as established on the east half of the site and extended westward to Gouverneur. The dimension of this western portion will be dependent upon the right-of-way requirements established for Kellogg Drive.
- H. As required by BZA 59-85, complete access control is to be maintained across the south 84-feet of this site to Gouverneur. The final plat shall indicate complete access control in this portion of the plat. Also, no building is to be allowed south of a line, 430 feet south of the right-of-way line for Kellogg Drive. Based upon the present right-of-way line for Kellogg Drive a building setback of at least 104-feet shall be established from the south line of this plat for the area originally involved in the Chrysler Addition, with this line continuing eastward to Calhoun Drive.
- I. On the final plat the utility easement in the southwest portion of the plat shall be indicated as a 20-foot, rather than a 16-foot, easement.
- J. Since this plat is vacating street right-of-way and other platted features, the Engineer's text shall make appropriate reference to K.S.A. 12-512(b).
- K. The final plat shall indicate the platting of the 25-foot building setback from Gouverneur through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback 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 setback and, if the building is removed, any new building construction must observe the platted building setback.
- L. On the final plat a note shall be inserted between Kellogg and Kellogg Drive indicating complete access control to Kellogg (U.S. 54) Street.
- M. The applicant shall submit a copy of the instrument which establishes the Derby Oil Company Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The applicant is advised that a file exists for an E.M. Stevens 4th Addition (S/D 84-110). This existing file is, however, outdated and will be closed.

- P. On the final plat, it shall clearly indicate that complete access control exists from this plat to Whittier.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. The representative from City Engineering shall be prepared to comment on the plat's drainage plan, any right-of-way requirements for Kellogg Drive and any needed guarantees.
- V. The representative from Traffic Engineering should be prepared to discuss the adequacy of the turn-around being proposed for Whittier. Specifically, is a hammerhead acceptable, particularly in regard to the residential area to the south and the dimensions indicated for this turn-around.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

January 25, 1990

**STAFF REPORT
(Preliminary Plat; Deferred from 1/11/90)**

CASE NUMBER: S/D 90-1 - E.M. STEVEN'S FOURTH ADDITION

OWNER/APPLICANT: E.M. Stevens

SURVEYOR/ENGINEER: Baughman Co.

LOCATION: Southeast corner of Kellogg and Gouverneur

SITE SIZE: 7.3 Acres

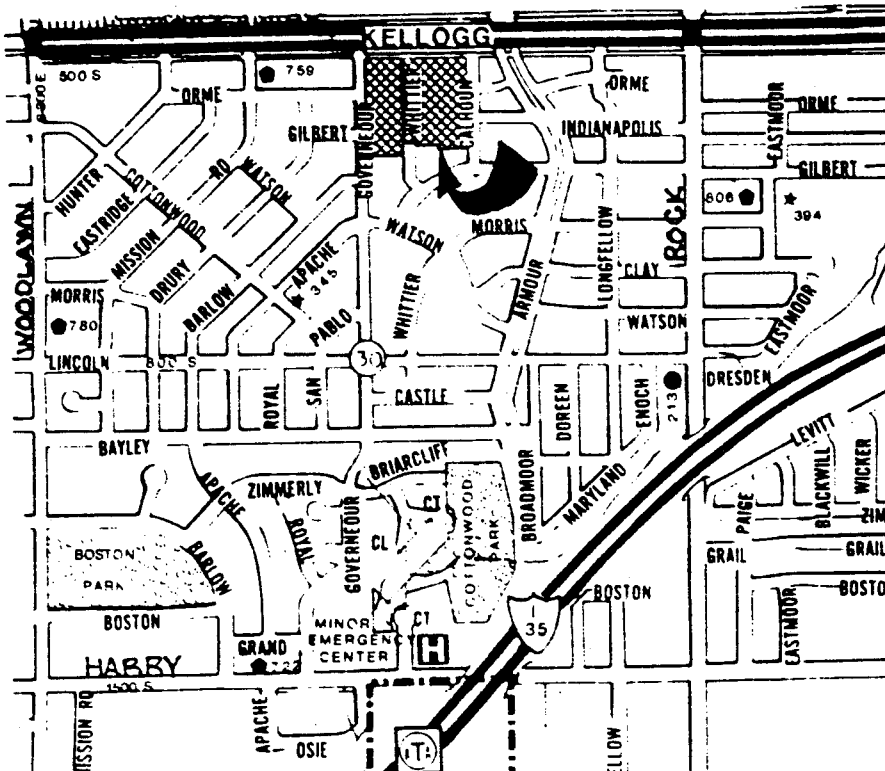
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 132,395 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "C" Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was deferred from the January 11, 1990 Subdivision Committee Meeting. A reason for the deferral was unresolved issues regarding the need for additional street right-of-way for Kellogg and Kellogg Drive. At the time of writing this report these issues still remain unresolved. This site has been involved in a number of BZA cases (59-85, 64-84, and 24-81), zoning cases (Z-2329 and Z-2612) and vacation requests (V-1356 and V-1552). This proposed addition involves a replat of the existing Chrysler and E.M. Steven's 3rd Addition. A key proposal of this replat is its intent to vacate Whittier from the south line of Kellogg Drive to the south line of this plat. Property owners along Whittier and south of the section being proposed for vacation are being notified of this plat's intentions to close this street.

- A. The applicant is advised that the replatting of this site, which is zoned "LC" (Light commercial) and involves 7.3 acres, will require that a Community Unit Plan (CUP) be prepared for this site. This CUP must be approved by the City Council prior to the final plat being submitted. Further, the area involved in the vacation of Whittier cannot be used for the parking or sale of vehicles associated with this site's present use unless BZA approval is obtained.

The following comments are subject to any changes and additions that may be required by approval of the CUP.

- B. The applicant shall guarantee the closure of Whittier. At Kellogg Drive, Whittier shall either be closed or reconstructed to a private drive standard. At the south line of the plat, Whittier shall be closed and an appropriate turn-around guaranteed.
- C. City Engineering should be prepared to indicate if any additional guarantees may be required such as for the abandonment or relocation of any utilities.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Unless the condition provided for in the contingent dedication for Kellogg Drive along the west half of this site still exists, the final plat shall dedicate at least 5-feet of additional right-of-way. This will correspond to the right-of-way dedicated by the E.M. Steven's 3rd plat. A copy of the contingent dedication shall also be provided with the final plat in order to verify the conditions of this contingent dedication.
- F. City Engineering should be prepared to indicate if more than 5-feet of additional right-of-way shall be provided for this section of Kellogg Drive.

- G. On the final plat, a uniform building setback may be indicated to Kellogg Drive. This setback should be the 35-foot setback as established on the east half of the site and extended westward to G dependent upon the right-of-way requirements established for Kellogg Drive.
- H. As required by BZA 59-85, complete access control is to be maintained across the south 84-feet of this site to Gouverneur. The final plat shall indicate complete access control in this portion of the plat. Also, no building is to be allowed south of a line, 430 feet south of the right-of-way line for Kellogg Drive. Based upon the present right-of-way line for Kellogg Drive a building setback of at least 104-feet shall be established from the south line of this plat for the area originally involved in the Chrysler Addition, with this line continuing eastward to Calhoun Drive.
- I. On the final plat the utility easement in the southwest portion of the plat shall be indicated as a 20-foot, rather than a 16-foot, easement.
- J. Since this plat is vacating street right-of-way and other platted features, the Engineer's text shall make appropriate reference to K.S.A. 12-512(b).
- K. The final plat shall indicate the platting of the 25-foot building setback from Gouverneur through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback 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 setback and, if the building is removed, any new building construction must observe the platted building setback.
- L. On the final plat a note shall be inserted between Kellogg and Kellogg Drive indicating complete access control to Kellogg (U.S. 54) Street.
- M. The applicant shall submit a copy of the instrument which establishes the Derby Oil Company Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The applicant is advised that a file exists for an E.M. Stevens 4th Addition (S/D 84-110). This existing file is, however, outdated and will be closed.

- P. On the final plat, it shall clearly indicate that complete access control exists from this plat to Whittier.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. The representative from City Engineering shall be prepared to comment on the plat's drainage plan, any right-of-way requirements for Kellogg and Kellogg Drive and any needed guarantees.
- V. The representative from Traffic Engineering should be prepared to discuss any right-of-way requirements for Kellogg and Kellogg Drive and the adequacy of the turn-around being proposed for Whittier. Specifically, is a hammerhead acceptable, particularly in regard to the residential area to the south and the dimensions indicated for this turn-around.

S/D No.: 84-110 Name: E. M. STEVEN'S FOURTH ADDITION

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

DESCRIPTION

General Location: On the south side of Kellogg, east of Webb Road.
Owner: Edward M. Steven
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 14.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 4.3 Acres
 4. Existing Zoning: C
 5. Proposed Zoning: C
-

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Kellogg Drive adjacent to this plat. The paving guarantee shall provide for a sidewalk on the south side of this frontage road.
- B. The applicant shall guarantee the extension of municipal water to serve this two-lot commercial plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate a 35-foot building setback from Kellogg Drive on Lot 1.
- E. Since this property consists of greater than six acres of commercial zoning, Section 28.04.190(B) of the City Zoning Text requires a Community Unit Plan to be submitted for this property. The applicant, or his agent, shall be prepared to comment on the ownership of this property. No final plat shall be submitted for any portion of this plat, for which a Community Unit Plan is required, until the required Community Unit Plan has been approved by the Board of City Commissioners.
- F. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this plat.
- G. The representative from the City Engineer's Office should be prepared to state what size utility easement is required to cover the existing sanitary sewer laterals on this property.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).