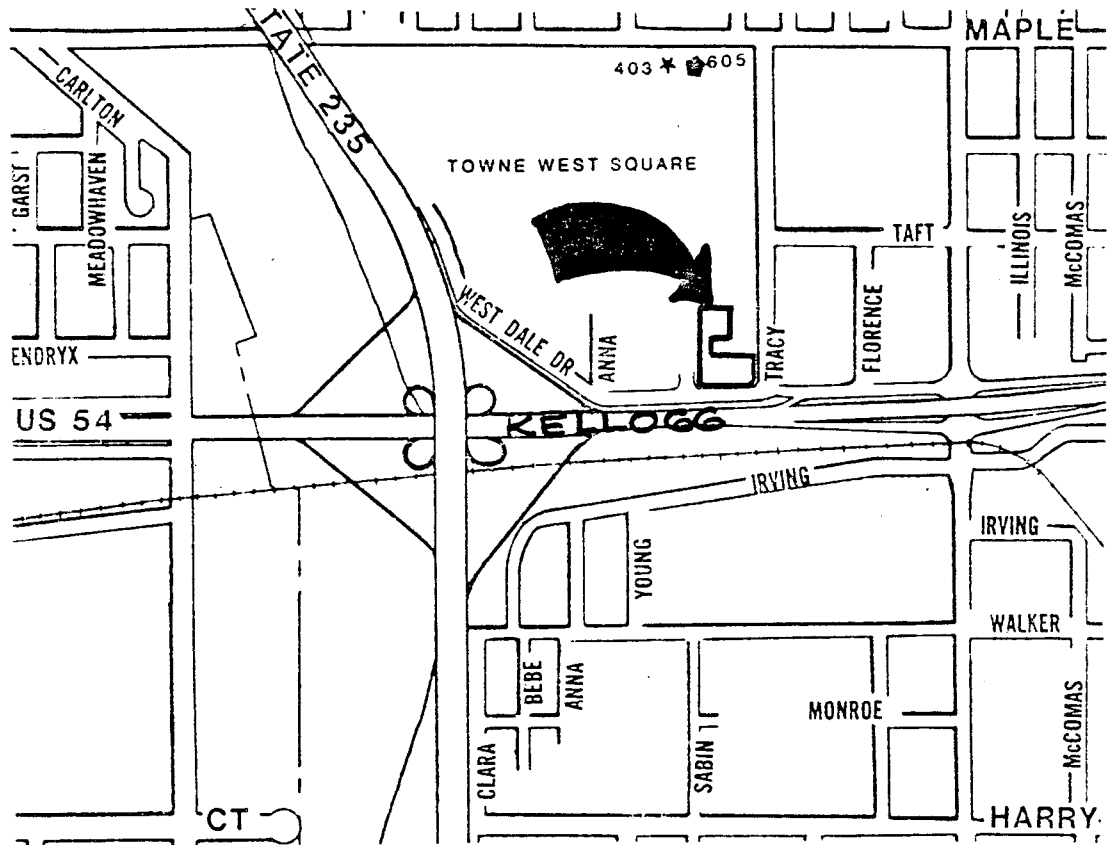


OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-76 - R.E. BOXBERGER'S FINAL EDITION
OWNER/APPLICANT: Kansas Department of Transportation
SURVEYOR/ENGINEER: Lowell D. High
LOCATION: Northwest corner of Tracy and Kellogg.
SITE SIZE: 2.45 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial:
Industrial: 2
Total: 2
MINIMUM LOT AREA: 50,409 Sq. Ft.
CURRENT ZONING: "E" and "AA"
PROPOSED ZONING: "E" (Z-2875)

VICINITY MAP:

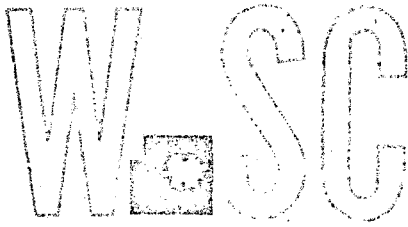


STAFF COMMENTS:

NOTE: The applicant has filed an associated zone change case requesting "E" (light industrial) zoning for all of Lot 2. This case will be considered by the MAPC at their October 15, 1987 meeting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- B. The applicant shall guarantee the extension of City water to serve 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. Since Lot 2 is presently zoned "AA" (single-family), and further, since continuation of this zoning district classification is inappropriate for this property, this plat is approved subject to the applicant gaining approval of his associated zone change case (Z-2875).
- E. On the final plat tracing, the center line of adjacent U.S. 54 shall be indicated. The amount of half-street right-of-way shall also be indicated.
- F. The final plat tracing shall indicate the platting of a 35-foot building setback on Lot 1 from adjacent Kellogg Drive.
- G. 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.
- 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. 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 City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

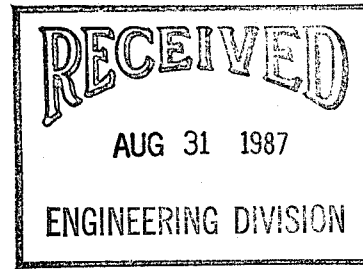
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4591

August 28, 1987



Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Preliminary Plat S/D 87-76 - R.E. BOXBERGER'S FINAL EDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 27, 1987, 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 extension of sanitary sewer to serve Lot 1.
- B. The applicant shall guarantee the extension of City water to serve 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. Since Lot 2 is presently zoned "AA" (single-family), and further, since continuation of this zoning district classification is inappropriate for this property, this plat is approved subject to the applicant gaining approval of a zone change case to a more suitable zoning district classification.
- E. The final plat shall indicate the amount of half-street right-of-way existing for Tracy, Kellogg Drive and U.S. Highway 54 adjacent to this property. The centerlines of these streets shall be labeled and the condemnation case number data for U.S. 54 right-of-way indicated.
- F. "Complete access control" shall be indicated on the final plat across the south line of Lot 2, to the future Kellogg Drive from the east 50 feet and the west 40 feet of the subject lot. "Access control except for two openings" shall be platted between the two areas of "complete access control".

Preliminary Plat S/D 87-76 - R.E. BOXBERGER'S FINAL EDITION
Page 2

- G. The final plat shall indicate the platting of a 35-foot building setback from the adjacent public streets.
- H. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- I. 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.
- 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:dlk

Enclosure

cc: Kansas Department of Transportation, c/o Steve Potucek
Mike Lindebak, City Engineer