



0 35 70 140ft



Powered by Geosmart.net

N BROOKSIDE PKY

E CENTRAL AVE

N CARRIAGE PKY

N CARRIAGE PKY

6000

DRAINAGE

308.64

280

76.91

58.1

9900

5838

5848B

321.94

21.21

382.3

5808

5808

120

70

5731

5739

5745

5751

5759

5761

5847A

5761

154.98

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222.47

27.24

5805

518

526

532

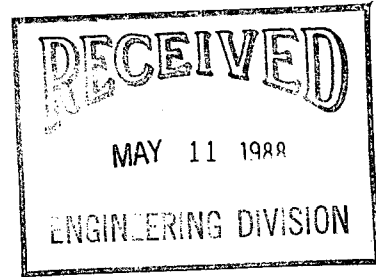
540

556

451

450

Vicky



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

Date: May 10, 1988

TO: Atkisson Addition Plat File (S/D 87-104)

FROM: Forrest L. Nagley, Senior Planner *FLN*

SUBJECT: Cash guarantee for closing two driveways in excess of platted access control to Central Avenue from Lot 1, Atkisson Addition.

On May 10, 1988, Bridget Werbin, Joanne Butler and Jay Atkisson each submitted checks in the amounts of \$233.33, \$233.34 and \$233.33 respectively, as guarantee that the above-captioned curb cut closures would be made on or before March 10, 1990.

The checks have been cashed and placed in account number 769-00-000-20600-240-000-000 by the City Treasurer. The original receipts are herewith attached. The entire guarantee (\$700.00) will be refunded when the two curb cuts are closed. Both driveways must be closed in order to permit refunding of this guarantee. The closure of one driveway will not be justification for the refunding of a portion of the cash guarantee.

FLN:dIk

Attachment

- cc: Mark & Bridget Werbin, 5739 E. Central, Wichita, KS 67208
- Don & Joanne Butler, 857 N. Edgemoor, Wichita, KS 67208
- James D. Atkisson, Jr., 461 N. Brookside, Wichita, KS 67208
- Mike Lindebak, City Engineer

NAME Alon Butler 8011  
FOR Check out Top 1 Clearance

3:44 PM  
3:44 PM  
76920600240  
7580 7 3 05/10/88 CASH  
233.34 TOTL  
FUND TR 1  
233.34 TR 1  
233.34 TOTL  
233.34 CHEK

3:

NAME Mark Werhane 8011  
FOR Check at Top 1 Clearance

3:44 PM  
3:44 PM  
76920600240  
7579 7 3 05/10/88 CASH  
233.33 TOTL  
FUND TR 1  
233.33 TR 1  
233.33 TOTL  
233.33 CHEK

3

NAME Angela Embrey 8011  
FOR Check at Top 1 Clearance

3:43 PM  
3:43 PM  
76920600240  
7578 7 3 05/10/88 CASH  
233.33 TOTL  
FUND TR 1  
233.33 TR 1  
233.33 TOTL  
233.33 CHEK

233 34

CITY OF WICHITA  
CASH REGISTER RECEIPT

46910

233 33

CITY OF WICHITA  
CASH REGISTER RECEIPT

46911

233. 33

CITY OF WICHITA  
CASH REGISTER RECEIPT

46912

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: May 10, 1988

TO: Atkisson Addition Plat File (S/D 87-104)

FROM: Forrest L. Nagley, Senior Planner *FLN*

SUBJECT: Cash guarantee for closing one driveway in excess of platted access control to Central Avenue from Lot 2, Atkisson Addition.

On May 10, 1988, J. David Atkisson submitted a check in the amount of \$400.00 as guarantee that the above-captioned curb cut closure would be made on or before March 10, 1990.

The check has been cashed and placed in account number 769-00-000-20600-240-000-000 by the City Treasurer. The original receipt is herewith attached. The entire guarantee (\$400.00) will be refunded when the curb cut is closed.

FLN:dlk

Attachment

cc: James D. Atkisson, Jr., 461 N. Brookside, Wichita, KS 67208  
Mike Lindebak, City Engineer

NAME *J. David Atkisson* 29-011  
FOR *Curb cut Lot 2 Closure*

3:42 PM  
3:42 PM  
7577 7 3 05/10/88 CASH  
76920600240  
400.00 TR 1  
400.00 TOTL  
400.00 CHEK

3

*400.00*

46909

CITY OF WICHITA  
CASH REGISTER RECEIPT

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 1, ATKISSON ADDITION

Benefit District:

Atkisson Addition  
Lot 1

Cost Estimate:

Driveway Pavement Removal 53 S.Y. at \$1.50 = \$ 79.50

Curb & Gutter 57 L.F. at \$7.00 = \$399.00

Subtotal = \$478.50

add 35% = \$167.48

Total = \$645.98

Use \$700.00

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 2, ATKISSON ADDITION

Benefit District:

Atkisson Addition  
Lot 2

Cost Estimate:

Driveway Pavement Removal 31 S.Y. at \$1.50 = \$ 46.50

Curb & Gutter 32 L.F. at \$7.00 = \$224.00

Subtotal = \$270.50

add 35% = \$ 94.68

Total = \$365.18

Use \$400.00



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1921  
(316) 268-4561

March 11, 1988

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

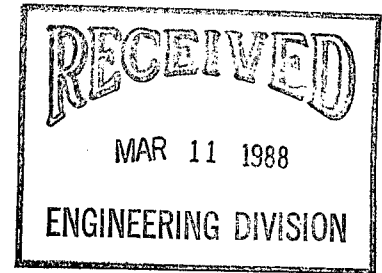
Re: Final Plat S/D 87-104 - ATKISSON ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 10, 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 storm sewer improvement within public right-of-way that is required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lot 1 that are in excess of the access control being platted. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 2. Separate guarantees shall be submitted for each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. When the preliminary plat was reviewed by the Subdivision Committee and the full Planning Commission, a joint access drive was depicted on the lot line common to the two proposed lots. This joint access drive was also depicted on the parking layout plan required by the City Council in connection with the Council's approval of the associated zone cases.

The final plat tracing shall indicate the joint access easement which was depicted on the preliminary plat. This joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.



E. A requirement of the associated zone cases was for a parking plan to be submitted with the preliminary plat. The approved preliminary plat depicted the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	29	3,980	17
Lot 2	17	3,420	14

F. On the final plat tracing, the half street right-of-way available for Central adjacent to this plat shall be indicated.

G. Prior to scheduling this plat for City Council review, the applicant shall submit the covenant required by the City Council during approval of the associated zone cases. This covenant disallows expansion of office and office-commercial uses onto the property to the south of this plat.

H. The applicant shall submit for recording the cross lot drainage agreement required by the drainage plan for this property. This agreement shall make reference to the "approved drainage plan" for this property. The drainage agreement shall not only alert future owners of Lot 2 of their responsibility to accept storm waters from Lot 1, but also of the fact that redevelopment of rear yard parking facilities on Lot 1 may not be possible until similar facilities have been constructed on Lot 2.

I. 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.

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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

L. 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.

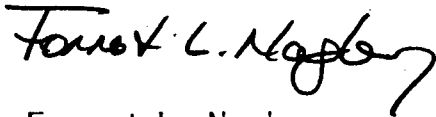
SEDGWICK COUNTY

Final Plat S/D 87-104 - ATKISSON ADDITION  
Page 3

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, March 17, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

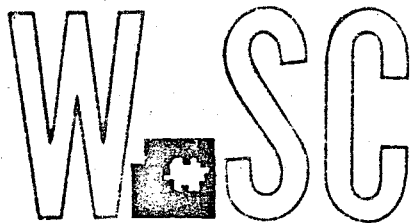
FLN:dIk

Enclosure

cc: James D. Atkisson, Jr., et al, 461 N. Brookside, Wichita, KS 67208  
Robert W. Kaplan, 430 N. Market, Wichita, KS 67202  
Mark and Bridget Werbin, 5739 E. Central, Wichita, KS 67208  
Don and Jo Anne Butler, 857 N. Edgemoor, Wichita, KS 67208  
Gorges Enterprises, 2660 S. Oliver, Wichita, KS 67210  
Mike Lindebak, City Engineer

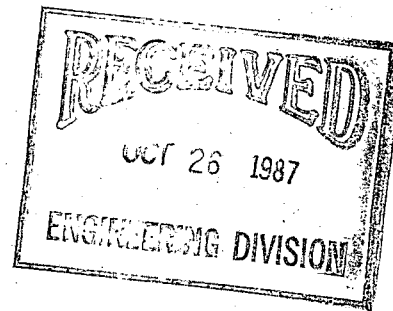
Connie Wareing, 6026 Rockwood, Wichita, KS 67208  
Ester Seibel, 110 N. Brookside, Wichita, KS 67208  
Darlene Kirkland, 5914 Oakwood, Wichita, KS 67208  
Margaret Osburn, 5819 Avalon, Wichita, KS 67208  
Mrs. Louis Hitzeman, 317 N. Brookside, Wichita, KS 67208  
Glen Thrasher, 4616 Rockwood, Wichita, KS 67208  
Arthur Asher, 5609 Rockwood, Wichita, KS 67208  
Bickley Foster, 2818 Edwards, Wichita, KS 67204  
Lester Arvin, Attorney, 409 S. Main, Wichita, KS 67202

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



October 23, 1987

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

Re: Preliminary Plat S/D 87-104 - ATKISSON ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 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. This plat will be reviewed by the Planning Commission on November 12, 1987 as a preliminary plat, along with associated zone cases (Z-2804) and (Z-2805).
- B. The applicant shall guarantee the storm sewer improvement within public right-of-way that is required by the platting of this property.
- C. The applicant shall guarantee the closure of the two driveways on Lot 1 that are in excess of the access control being platting. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 2.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The proposed joint access easement on Lot 1 and Lot 2's common lot line will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

# WICHITA — SEDGWICK COUNTY

Preliminary Plat of Atkisson Addition

(S/D 87-104)

October 23, 1987

Page 2

- F. On the final plat, the centerlines of the perimeter streets shall be labeled.
- G. A requirement of the associated zone cases was for a parking plan to be submitted with the preliminary plat. It is noted that the preliminary plat depicts the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	29	3,980	17
Lot 2	17	3,420	14

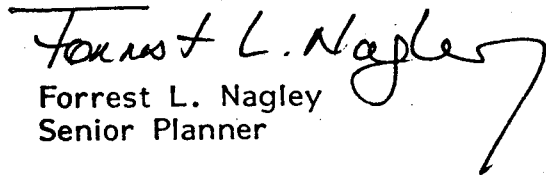
- H. On the final plat, a 20-foot building setback shall be indicated from Central on Lots 1 and 2. A 15-foot sideyard setback shall be indicated from Brookside Parkway on Lot 2.
- I. On the final plat, "access control except for one opening per lot" shall be indicated to Central Avenue across the north line of this plat.
- J. On the final plat, the platator's text shall make appropriate reference to K.S.A. 12-512(b).
- K. The applicant shall submit for recording with this plat the cross lot drainage agreement required by the drainage plan for this property.
- L. 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.
- 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. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA—SEDGWICK COUNTY

Preliminary Plat of Atkisson Addition  
(S/D 87-104)  
October 23, 1987  
Page 3

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:dik

Enclosure

cc: James D. Atkisson, Jr., 461 N. Brookside, Wichita, KS. 67208  
Robert W. Kaplan, 430 N. Market, Wichita, KS. 67202  
Mark A. and Bridget Werbin, 5739 E. Central, Wichita, KS. 67208  
Don L. and Jo Anne Butler, 857 N. Edgemoor, Wichita, KS. 67208  
Gorges Enterprises, 2660 S. Oliver, Wichita, KS. 67210  
X Mike Lindebak, City Engineer

Connie Wareing, 6026 Rockwood, Wichita, KS. 67208  
Ester Seibel, 110 North Brookside, Wichita, KS. 67208  
Darlene Kirkland, 5914 Oakwood, Wichita, KS. 67208  
Margaret Osburn, 5819 Avalon, Wichita, KS. 67208  
Mrs. Louis Hitzeman, 317 N. Brookside, Wichita, KS. 67208  
Glen Thrasher, 4616 Rockwood, Wichita, KS. 67208  
Arthur Asher, 5609 Rockwood, Wichita, KS. 67208  
Bickley Foster 2818 Edwards, Wichita, KS. 67204  
Lester Arvin, Attorney, 409 S. Main, Wichita, KS. 67202

MARCH 10, 1988

STAFF REPORT  
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-104 - ATKISSON ADDITION

OWNER/APPLICANT: James D. Atkisson, Jr., et al

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Central Avenue and Brookside Parkway.

SITE SIZE: 1.0 Acre

NUMBER OF LOTS:

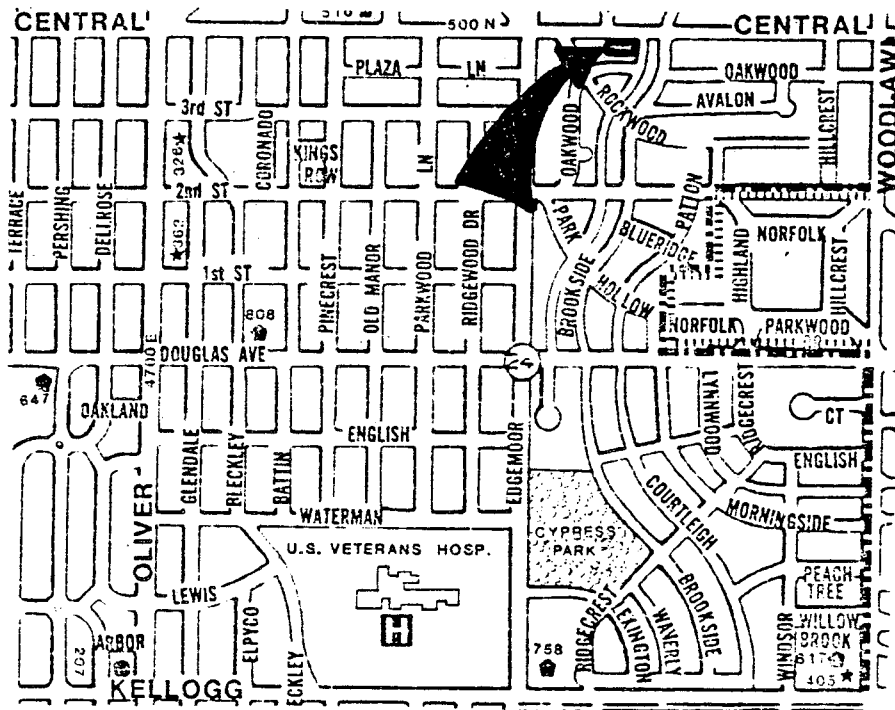
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 16,769 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: (Z-2804 "BB" and Z-2805 "BB" and "OC")

VICINITY MAP:



STAFF COMMENTS:

NOTE: The original request for a zone change on this site (Z-2804 and Z-2805) requesting "AA" (single-family) to "BB" (office) and "OC" (office commercial) zoning was considered by the City Council on January 20, 1987. The Council returned this request to the Planning Commission in order that the preliminary plat could be reviewed before action was taken on the zoning request and to also provide for development of a covenant restricting expansion of the uses to be developed on this site. The Planning Commission approved the preliminary plat on November 12, 1987. Zoning was subsequently approved by the City Council on December 8, 1987 subject to platting the site within one year and the submitting of a covenant which disallows the expansion of office and office-commercial uses onto the property to the south.

Lot 1 will be zoned "BB". The west 70 feet of Lot 2 will also be zoned "BB" with the remainder zoned "OC".

- A. The applicant shall guarantee the storm sewer improvement within public right-of-way that is required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lot 1 that are in excess of the access control being platted. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 2. Separate guarantees shall be submitted for each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. When the preliminary plat was reviewed by the Subdivision Committee and the full Planning Commission, a joint access drive was depicted on the lot line common to the two proposed lots. This joint access drive was also depicted on the parking layout plan required by the City Council in connection with the Council's approval of the associated zone cases.

The final plat tracing shall indicate the joint access easement which was depicted on the preliminary plat. This joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

E. A requirement of the associated zone cases was for a parking plan to be submitted with the preliminary plat. The approved preliminary plat depicted the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	29	3,980	17
Lot 2	17	3,420	14

- F. On the final plat tracing, the half street right-of-way available for Central adjacent to this plat shall be indicated.
- G. Prior to scheduling this plat for City Council review, the applicant shall submit the covenant required by the City Council during approval of the associated zone cases. This covenant disallows expansion of office and office-commercial uses onto the property to the south of this plat.
- H. The applicant shall submit for recording the cross lot drainage agreement required by the drainage plan for this property. This agreement shall make reference to the "approved drainage plan" for this property. The drainage agreement shall not only alert future owners of Lot 2 of their responsibility to accept storm waters from Lot 1, but also of the fact that redevelopment of rear yard parking facilities on Lot 1 may not be possible until similar facilities have been constructed on Lot 2.
- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

OCTOBER 22, 1987

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 87-104 - ATKISSON ADDITION

OWNER/APPLICANT: James D. Atkisson, Jr., et al

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Central Avenue and Brookside Parkway.

SITE SIZE: 1.0 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 16,769 Sq. Ft.

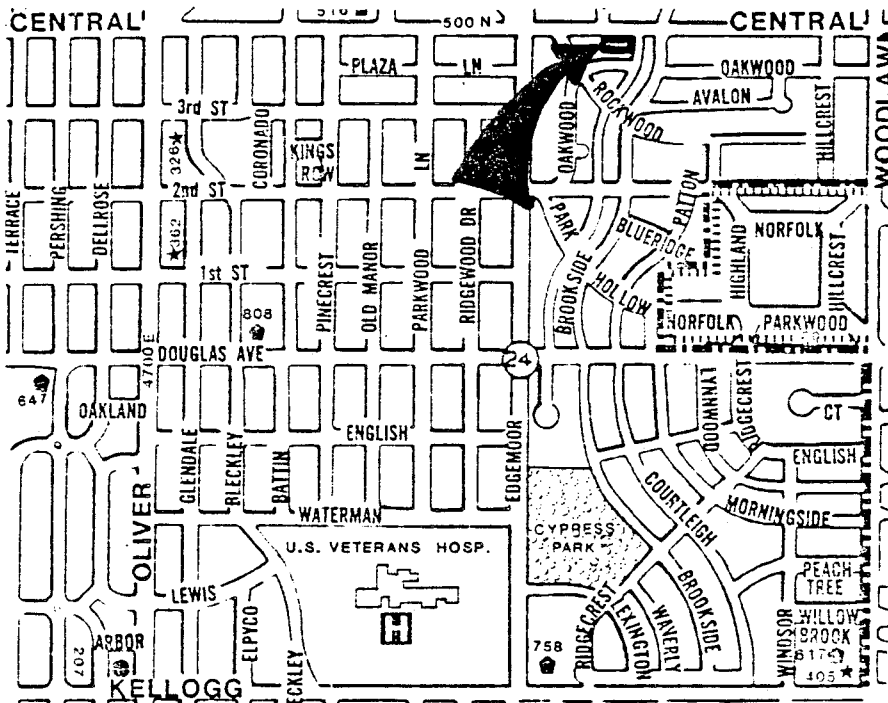
CURRENT ZONING: "AA"

PROPOSED ZONING: (Z-2804 "BB" and Z-2805 "BB" and "OC")

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VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2804) and (Z-2805) requesting "AA" (single-family) to "BB" (office) and "OC" (office commercial) zoning was considered by the City Council on January 20, 1987. The action of the Council was to send the zone cases back to the Planning Commission with instructions that the necessary replat of the property be considered with the zone change requests. Lot 1 will be zoned "BB". The west 70 feet of Lot 2 will also be zoned "BB" with the remainder zoned "OC".

- A. This plat will be reviewed by the Planning Commission as a preliminary plat, along with associated zone cases (Z-2804) and (Z-2805).
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the two driveways on Lot 1 that are in excess of the access control being platting. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 2.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The proposed joint access easement on Lot 1 and Lot 2's common lot line will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. On the final plat, the centerlines of the perimeter streets shall be labeled.
- G. A requirement of the associated zone cases was for a parking plan to be submitted with the preliminary plat. It is noted that the preliminary plat depicts the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	29	3,980	17
Lot 2	17	3,420	14

ATKISSON ADDITION

Page 3

- H. On the final plat, a 20-foot building setback shall be indicated from Central on Lots 1 and 2. A 15-foot sideyard setback shall be indicated from Brookside Parkway on Lot 2.
- I. On the final plat, "access control except for one opening per lot" shall be indicated to Central Avenue across the north line of this plat.
- J. On the final plat, the plattor's text shall make appropriate reference to K.S.A. 12-512(b).
- K. 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.
- L. 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.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. The City Engineer's representative shall be prepared to comment on whether or not there is a need for a decel lane to serve the proposed driveways.