

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 8, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-18 COSTAL MART ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, May 25, 1989, the above captioned plat was considered. At the request of the applicant the Commission approved a deferral for the plat. The comments listed below were approved by the Subdivision Committee at its meeting of May 4, 1989. The applicant requested the deferral in order to discuss comments A with City Engineering. Since Engineering and the applicant have come to an agreement on this item, we are again scheduling this plat for MAPC review.

- A. Prior to submitting the final plat tracing the applicant is to meet with City Engineering to determine right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. The final plat tracing shall indicate any right-of-way requirements determined appropriate for this site.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Since drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- H. On the final plat tracing the plattor's text shall be amended to indicate that street right-of-way (Lark) is being dedicated to the public. Any requirements for Kellogg right-of-way shall also be referenced in the plattor's text.
- I. On the final plat tracing, complete access control only needs to be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way, and not for a total distance of 150-feet along the plat's west line.
- J. The applicant is advised, that if building setbacks are platted through existing structures that this 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.
- K. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight" Mayor.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

S/D 89-18 Costal Mart  
Page 3

This matter is being forwarded to the Planning Commission for its consideration on Thursday, September 14, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Tim Bickhaus, D.L.*  
R. Timothy Bickhaus  
Associate Planner

RTB:svm


Enclosure

cc: Gene Miles, 10711 W. Kellogg, 67209  
Costal Mart, c/o Bill King, Box 1030, 67201  
Jack Brown, County Health Department  
Mike Lindebak, City Engineer

THE CITY OF WICHITA  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 1, 1989

TO: Subdivision Committee

FROM: Jack Galbraith, Chief Planner 

SUBJECT: Plat of Costal Mart Addition, S/D 89-18, located at Kellogg and Lark

Attached is an "Option Agreement" for the Costal Mart Plat, located in west Wichita on the south side of Kellogg, east of Lark. This plat was originally scheduled to be heard by the MAPC at its May 25, 1989 meeting. Upon the request of the applicant, this plat was indefinitely deferred. This deferral was requested so that the applicant could meet with City Engineering to discuss the issue of right-of-way for Kellogg or Kellogg Drive adjacent to this site. This requirement was indicated as comment A in the attached referral sheet of conditions approved by the Subdivision Committee.

City Engineering and the applicant have reached an agreement involving an option for the purchase of a portion of the site considered necessary for right-of-way. This option agreement is scheduled for consideration by the City Council on September 12th. Consideration of this agreement will be considered as an off agenda item on your Subdivision Committee agenda for September 7, 1989.

JG:DL/sm

cc: Mike Lindebak, City Engineer  
Carl Gipson, Special Projects Engineer

~~COPY~~ ~~REC'D~~ 8/28/89

OPTION AGREEMENT

This Option Agreement is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 1989, by Coastal Mart, Inc., a corporation organized and existing under the laws of the State of Delaware, with a place of business at Nine Greenway Plaza, Houston, Texas 77046-0995, hereinafter referred to as "Seller," and the City of Wichita, Kansas, a corporation organized and existing under the laws of the State of Kansas, with an office at 455 North Main Street, Wichita, Kansas 67202, hereinafter referred to as "Purchaser."

In consideration of the mutual agreements set forth herein, Seller gives and grants to Purchaser the option to purchase the real property described below (hereinafter referred to as the "Property") subject to the terms and conditions set forth in this Option Agreement:

A tract in the NE 1/4 of Section 31, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows:

Commencing at a point 83.5 feet south and 508.3 feet west of the N.E. corner of said Section 31; thence westerly 527.7 feet along the south line of U.S. Highway 54 right of way for a point of beginning; thence westerly along said right of way line a distance of 218.64 feet to a point 65 feet east of the east line of the west 1/2 of the N.E. 1/4 of said Section 31; thence south parallel with said east line of said west 1/2 of the N.E. 1/4 of Section 31, 50 feet; thence easterly parallel with the south line of U.S. Highway 54 right of way, 218.61 feet, more or less; thence north parallel with the east line of said N.E. 1/4 of Section 31, 50 feet to the point of beginning.

This option is given on the following terms and conditions:

1. The Property is to be used by Purchaser for the purpose of widening the street known as West Highway 54 and also known as Kellogg Drive into a controlled access highway (hereinafter referred to as the "Project"), more particularly shown on a map of the Property attached hereto as Exhibit "A" and made a part of this instrument as fully and to the same effect as if set forth in this instrument in its entirety.
2. Seller's remaining property adjacent to the Property shall have unimpeded access rights to the newly created access road to be built as part of the Project, such unimpeded access to be at the east forty (40) feet of the Property.
3. Purchaser may only exercise this option after January 1, 1995, and after the following have been fully satisfied and completed:
  - a. Plans for the Project and a controlled access highway at this Property have been properly authorized and adopted;



concerning this Option Agreement shall be of no force and effect, excepting a subsequent modification in writing, signed by the party to be charged.

In Witness Whereof Seller and Purchaser have executed this Option Agreement as of the date set forth above.

City of Wichita, Kansas

Coastal Mart, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1989, by \_\_\_\_\_, the \_\_\_\_\_ of Coastal Mart, Inc., a Delaware corporation, on behalf of the corporation.

My Commission Expires: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_

Printed Name of Notary Public

State of Kansas

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1989, by \_\_\_\_\_, the \_\_\_\_\_ of the City of Wichita, Kansas, a Kansas corporation, on behalf of the corporation.

My Commission Expires: \_\_\_\_\_

Notary Public in and for the State of Kansas

\_\_\_\_\_

Printed Name of Notary Public

OPTIONAGMT

MAY 25, 1989

STAFF REPORT

(Final Plat Approved 5/4/89; Preliminary Plat Approved 4/6/89)

CASE NUMBER: S/D 89-18 - COASTAL MART ADDITION

OWNER/APPLICANT: Gene Miles, 10711 W. Kellogg, Wichita, KS  
67209

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.E. Corner of Kellogg and Lark

SITE SIZE: 1.35 Acres

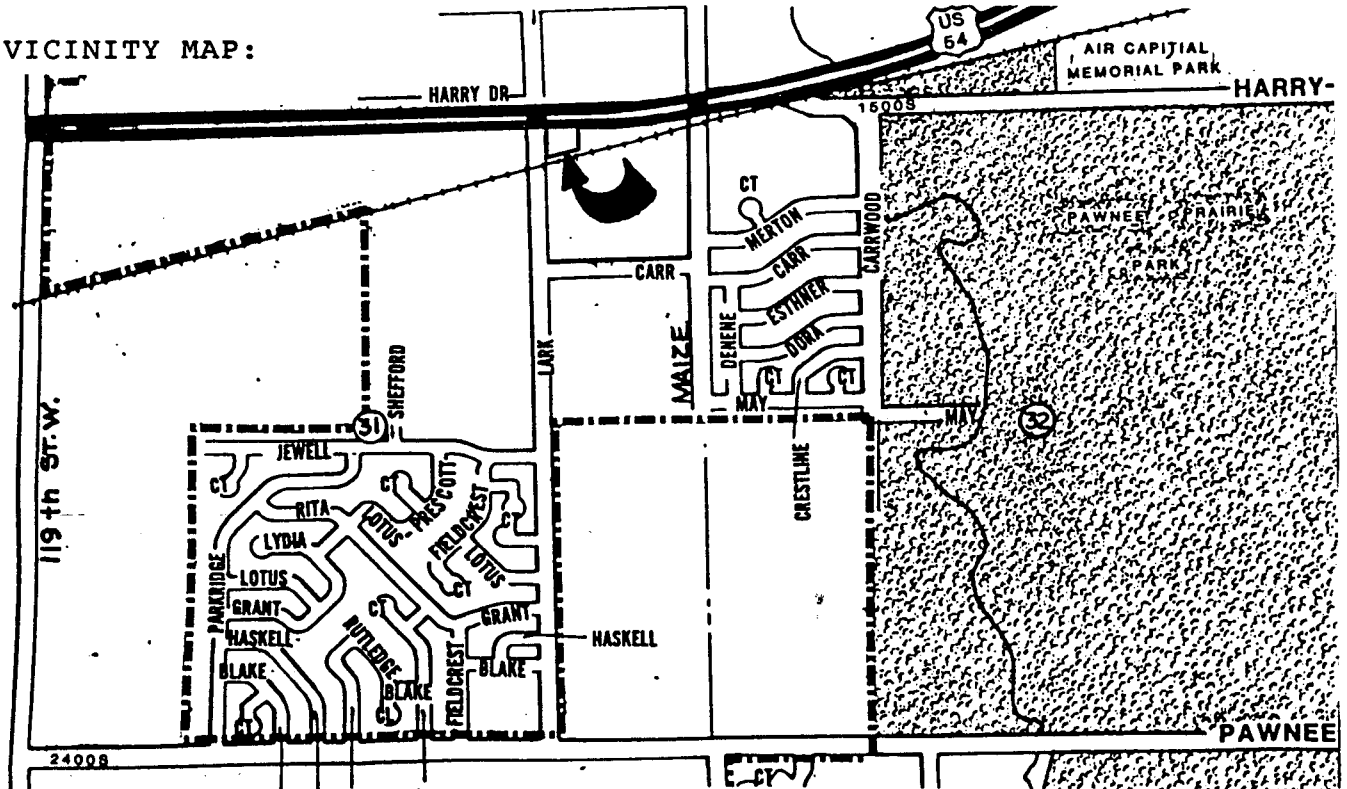
NUMBER OF LOTS

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

MINIMUM LOT AREA: 58,684 sq. ft.

CURRENT ZONING: "C" - Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to submitting the final plat tracing the applicant is to meet with City Engineering to determine right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. The final plat tracing shall indicate any right-of-way requirements determined appropriate for this site.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Since drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- H. On the final plat tracing the platting text shall be amended to indicate that street right-of-way (Lark) is being dedicated to the public. Any requirements for Kellogg right-of-way shall also be referenced in the platting text.
- I. On the final plat tracing, complete access control only needs to be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way, and not for a total distance of 150-feet along the plat's west line.
- J. The applicant is advised, that if building setbacks are platted through existing structures that this 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.

- K. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight" Mayor.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

SEBGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 14, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-18 COSTAL MART ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee subject to the conditions stated in our letter of September 8, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

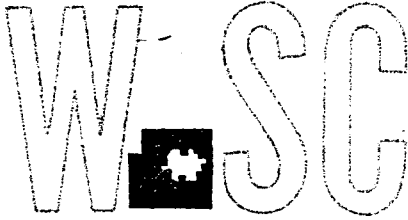
Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Gene Miles, 10711 W. Kellogg, 67209  
Costal Mart, c/o Bill King, Box 1030, 67201  
Jack Brown, County Health Department  
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

May 26, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-18 - COASTAL MART ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1989, the above-captioned plat was considered. The action of the Planning Commission was to defer consideration of this plat indefinitely.

If you have any questions concerning this matter, please call.

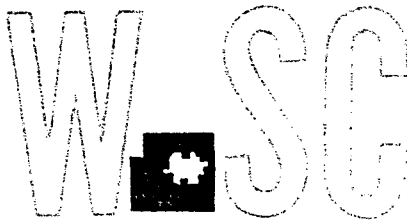
Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:jcm

cc: Gene Miles, 10711 W. Kellogg, 67209  
Coastal Mart, c/o Bill King, Box 1030, 67201  
Jack Brown, County Health Department  
Mike Lindebak, City Engineer

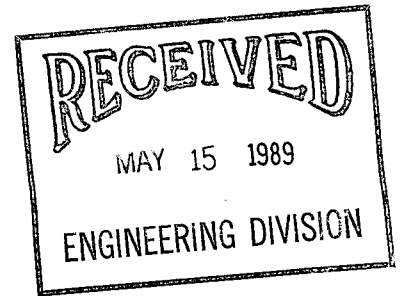
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

May 5, 1989



Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-18 - COASTAL MART ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 5, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to submitting the final plat tracing the applicant is to meet with City Engineering to determine right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. The final plat tracing shall indicate any right-of-way requirements determined appropriate for this site.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. Since drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- H. On the final plat tracing the plattor's text shall be amended to indicate that street right-of-way (Lark) is being dedicated to the public. Any requirements for Kellogg right-of-way shall also be referenced in the plattor's text.
- I. On the final plat tracing, complete access control only needs to be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way, and not for a total distance of 150-feet along the plat's west line.
- J. The applicant is advised, that if building setbacks are platted through existing structures that this 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.
- K. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight" Mayor.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

S/D 89-18  
Page 3

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.

At the request of staff and with the agreement of the applicant this matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:sm

Enclosure

cc: Gene Miles, 10711 W. Kellogg, Wichita, KS 67209  
Coastal Mart, c/o Bill King, P.O. Box 1030, Wichita, KS  
67201  
Jack Brown, County Health Department  
Mike Lindebak, City Engineer

# SEDGWICK COUNTY



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

April 7, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-18 - COASTAL MART ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1989, 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. Prior to submitting the final plat, the applicant shall meet with City Engineering to determine any right-of-way requirements that may be needed for Kellogg or Kellogg Drive. If additional right-of-way is required, the final plat shall indicate any such dedication.
- B. The final plat shall label the center line of Lark and indicate the dedication of sufficient right-of-way to obtain 35-feet of 1/2 street. Lark is being constructed to collector status from Pawnee to Kellogg and the commercial zoning either side of Lark at this location requires 70-feet of right-of-way. The associated 35-foot building setline shall be adjusted accordingly.
- C. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- D. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.

- E. Since Lark is presently paved adjacent to this plat, but not to City standards, the applicant shall submit a petition for paving this segment of Lark, but this petition will also be held until it can be combined with other paving petitions for Lark.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. If any drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- J. On the final plat, complete access control shall be indicated to Kellogg, across the west 190-feet, of the north property line. One-opening shall be indicated for the remaining 35-feet of this frontage.
- K. On the final plat, complete access control shall be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way.
- L. On the final plat a 20-foot utility easement shall be indicated along the south line of the plat.
- M. The applicant is advised, that if building setbacks are platted through existing structures that this 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.
- N. 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.

S/D 89-18 - Coastal Mart Addition

Page 3

- O. 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.
- P. 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.
- Q. 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,



Don Losew  
Senior Planner

DL:sm

Enclosure

cc: Gene Miles, 10711 W. Kellogg, Wichita, KS 67209  
Coastal Mart, c/o Bill King, P.O. Box 1030, Wichita, KS  
67201  
Jack Brown, County Health Department  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
May 4, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 4/6/89)

CASE NUMBER: S/D 89-18 - COASTAL MART ADDITION

OWNER/APPLICANT: Gene Miles, 10711 W. Kellogg, Wichita, KS  
67209

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.E. Corner of Kellogg and Lark

SITE SIZE: 1.35 Acres

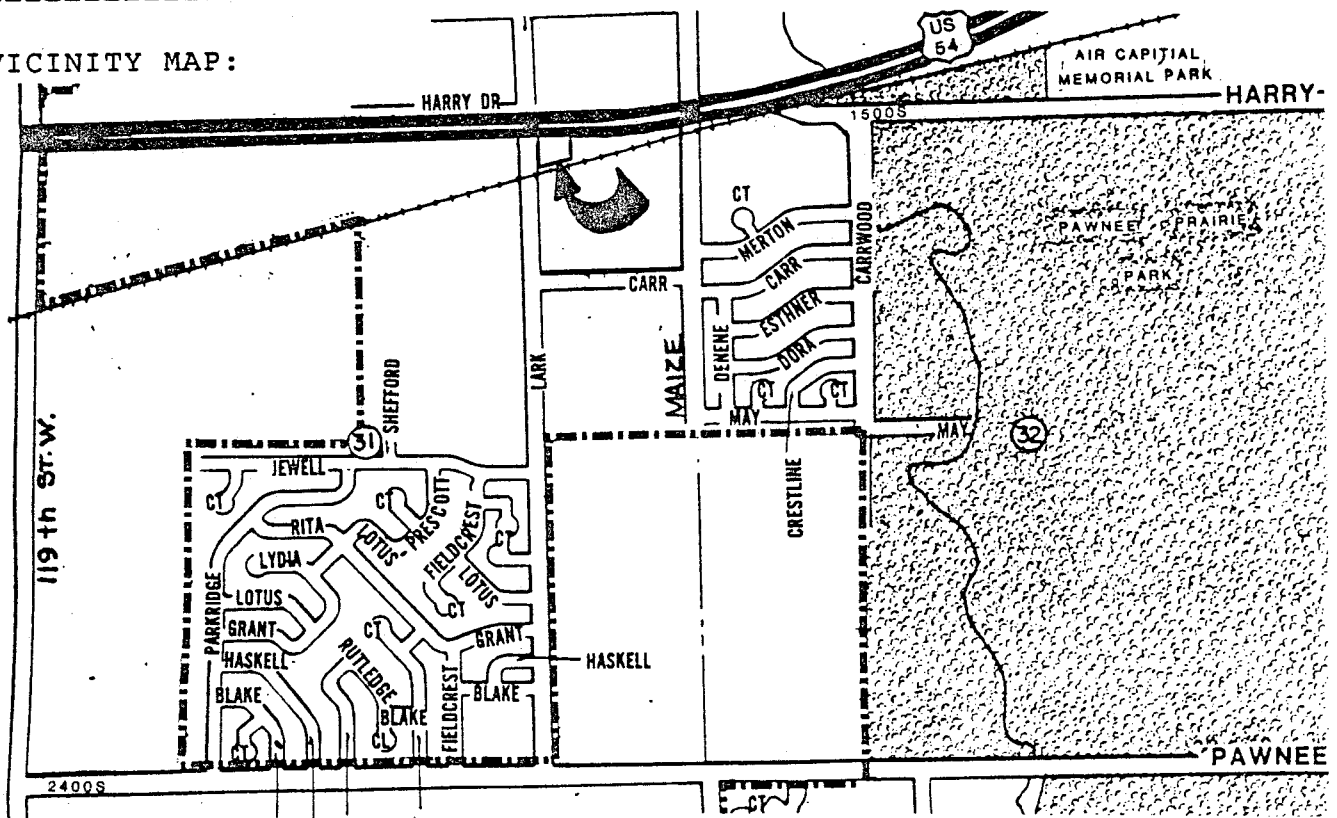
NUMBER OF LOTS

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

MINIMUM LOT AREA: 58,684 sq. ft.

CURRENT ZONING: "C" - Commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: The area being platted is presently the site of an existing service station. Although this site is within Wichita's City Limits, it presently uses on-site water and sanitary sewer facilities. Municipal water and sanitary sewer is 1/4 to 1/2 miles from this site.

- A. Prior to submitting the final plat the applicant was to meet with City Engineering to determine any right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. City Engineering shall be prepared to indicate any such requirements.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
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- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

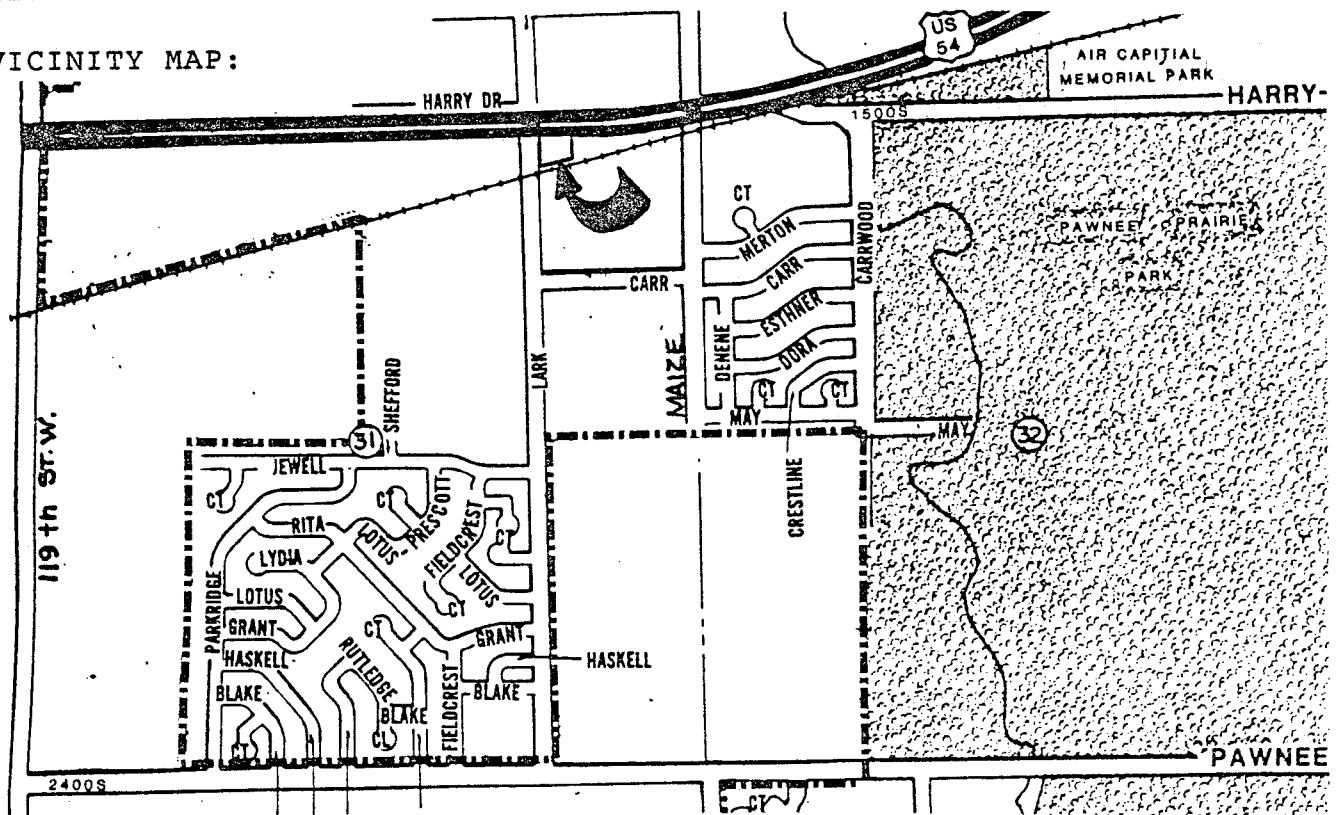
SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
May 4, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 4/6/89)

CASE NUMBER: S/D 89-18 - COASTAL MART ADDITION  
OWNER/APPLICANT: Gene Miles, 10711 W. Kellogg, Wichita, KS 67209  
SURVEYOR/ENGINEER: Baughman Co., P.A.  
LOCATION: S.E. Corner of Kellogg and Lark  
SITE SIZE: 1.35 Acres  
NUMBER OF LOTS  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1  
MINIMUM LOT AREA: 58,684 sq. ft.  
CURRENT ZONING: "C" - Commercial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The area being platted is presently the site of an existing service station. Although this site is within Wichita's City Limits, it presently uses on-site water and sanitary sewer facilities. Municipal water and sanitary sewer is 1/4 to 1/2 miles from this site.
- A. Prior to submitting the final plat the applicant was to meet with City Engineering to determine any right-of-way requirements and associated setbacks, needed for Kellogg and/or Kellogg Drive. City Engineering shall be prepared to indicate any such requirements.
  - B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
  - C. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
  - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - E. If any drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
  - H. On the final plat tracing the plattor's text shall be amended to indicate that street right-of-way (Lark) is being dedicated to the public. Any requirements for Kellogg right-of-way shall also be referenced in the plattor's text.
  - I. On the final plat tracing, complete access control only needs to be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way, and not for a total distance of 150-feet along the plat's west line.

- J. The applicant is advised, that if building setbacks are platted through existing structures that this 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.
- K. On the final plat tracing, the Mayor's signature block shall be amended to indicate "Bob Knight" Mayor.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

April 6, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-18 - COSTAL MART ADDITION

OWNER/APPLICANT: Gene Miles, 10711 W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: S.E. Corner of Kellogg and Lark

SITE SIZE: 1.35 Acres

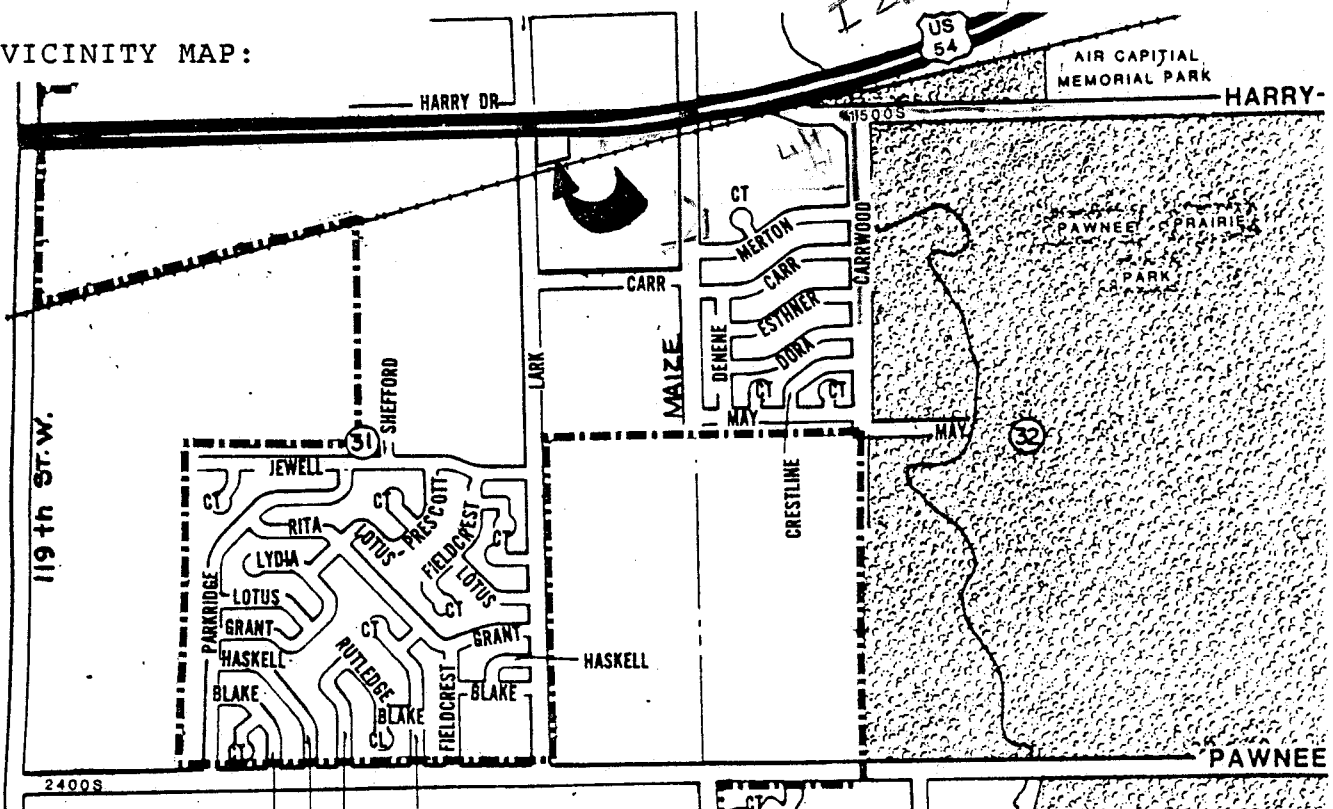
NUMBER OF LOTS

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

MINIMUM LOT AREA: 58,684 sq. ft.

CURRENT ZONING: "C" - Commercial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The area being platted is presently the site of an existing service station. Although this site is within Wichita's City Limits, it presently uses on-site water and sanitary sewer facilities. Municipal water and sanitary sewer is 1/4 to 1/2 from this site.
- A. The City Engineer's Office should be prepared to comment on any right-of-way requirements that may be involved for Kellogg and/or Kellogg Drive for this plat and the associated building setbacks.
  - B. The final plat shall label the center line of Lark and indicate the dedication of sufficient right-of-way to obtain 35-feet of 1/2 street. Lark is being constructed to collector status from Pawnee to Kellogg and the commercial zoning either side of Lark at this location requires 70-feet of right-of-way. The associated 35-foot building setline shall be adjusted accordingly.
  - C. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
  - D. The applicant shall also petition for the extension of sanitary sewer across this lot's frontage, with this petition being held until it can be combined with other petitions for the extension of sanitary sewer to this area.
  - E. Since Lark is presently paved adjacent to his plat, but not to City standards, the applicant shall submit a petition for paving this segment of Lark, but this petition will also be held until it can be combined with other paving petitions for Lark.
  - F. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - G. If any drainage is expected to occur to the south of this site, onto railroad right-of-way, a letter shall be obtained from the railroad indicating their willingness to accept this drainage.
  - H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - I. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

west ?

- J. On the final plat, complete access control shall be indicated to Kellogg, across the east 190-feet, of the north property line. One-opening shall be indicated for the remaining 35-feet of this frontage.
- K. Traffic Engineering should be prepared to comment on any access control requirements that may have been established for this site by the condemnation cases for Kellogg and if this corresponds to the requirements noted in the above comment.
- L. On the final plat, complete access control shall be indicated across the west line of this plat up to a point 150 feet north of the center line of the A.T. & S.F.'s Railroad right-of-way.
- M. The applicant is advised, that if building setbacks are platted through existing structures that this 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should also indicate if any additional condemnation cases effect the right-of-way obtained for Kellogg and therefore if additional condemnation case numbers are needed to be indicated on the final plat.