

PLAT NO. S/D 70-32 MAP NO. 5550

NAME NORTH INDUSTRIAL PARK

LOCATION On the south side of 29th Street North
approximately 1/4 mile east of Broadway.

ENGINEER K. O. Taylor

OWNER Urban Renewal Agency of Wichita

APPLICATION FILED 6-8-70

SKETCH PLAT FILED 6-8-70

S/D ACTION 6-18-70 furnished. URA w/ comments needed*

PRELIMINARY FILED 2-7-72

S/D ACTION 2-17-72 Approve

FINAL FILED 3-27-72

S/D ACTION 4-6-72 Approve

* MAPC ACTION 4-13-72 Approve

BCC ACTION 5-30-72

RECORDED 6-12-72

REMARKS *to be taken into account & per resolved prior to prelim.

* REVISED FINAL PLAT :

MAPC ACTION 5-25-72

BCC 5-30-72 approve (with hold releasing
plat tracing for recording until all
conditions have been complied with)

S/D 70-32 - NORTH INDUSTRIAL PARK -
On the south side of 29th St. North
approximately 1/4 mile east of Broadwa
Taylor

POSTED
6-10-70

ACTION

	DATE
S/D COMMITTEE (Cable) ^{authorizing preliminary} _{study to building cost.} 6-18-70	2-17-72
" (Pulim) Approve	4-6-72
* (Pulim) Approve	4-18-72
⊕ M.A.P.C.	
B.C.C. 1970	5-30-72
* S/D COMMITTEE (final) Approve	4-6-72
⊕ M.A.P.C. (revised final) approve	5-25-72
B.C.C. approve - withheld releasing plot timing for recording until all conditions completed with	5-30-72

Map No. 5550
Sec. No. 4
Twp. No. 27 S
Range 1 E

Subdivision Report and Progress
S/D No.: 70-32

Name: NORTH INDUSTRIAL PARK
General Location: On the south side of 29th Street North approximately 1/4 mile east of Broadway.
Owner: Urban Renewal Agency of Wichita
Address: 107 South Main Phone: 262-0611
Subdivider: SAME
Address: _____ Phone: _____
Engineer/Surveyor: K. O. Taylor
Address: 1542 South St. Francis Phone: 264-4072

Application Received 6-8-70
Conf. with ~~ENGINEER~~ 5/24/70
Sketch Plat Received 6-8-70
Present Zoning F
Proposed Zoning F
Letter of Intent none
* SKETCH PLAT S/D Comm. 6-18-70
FOLLOW-UP LETREC 9-1-70
PREL. PLAT RECEIVED 2-2-72
S/D Comm. Action 2-17-72 Approve

FINAL PLAT RECEIVED 3-28-72
S/D Comm. Action 4-6-72 Approve
Dept. Report on Final 4-9-72
* M.A.P.C. ACTION 4-13-72 Approve
Dept. Report on Final 4-14-72
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 5-31-72
Final Review 5-25-72
Referral to B.C.C. 5-25-72

Dept. Report on Prel. 2-29-72

B.C.C. ACTION 5-30-72 approve

TRACING PROGRESS:

Received 6-5-72
Released 6-6-72
Received _____
Released _____

Recorded 6-12-72

Comments:

CORRESPONDENCE ALSO TO: Derby Refining Company

202 W. First 67202

Kanab Pipeline Co.

Operating Headquarters

Fourth National Bank Bldg. 67202

* 5-19-72 S/D Comm. rec'd & furnished URA with comments needed to be taken into account & /or resolved prior to preparation of prelim. plat
CM Office - Anderson, Kellum, Braggins, Hall, Dillon, [unclear]
Romer - RB needed to sign plat or provide grant title.
NAC names to resubmit to M.A.P.C. 5/25 found only on Plat 1
Send to P.C.C. for 5/30 - [unclear]

* REVISED FINAL PLAT:
M.A.P.C. ACTION 5-25-72
DEPT. REPORT ON REV. FINAL

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS, 13 1972



NORTH INDUSTRIAL PARK

filed for record on June 12, 1972
S-2 3-23
80
vh

John Hart
Register Of Deeds

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-103 Name NORTH INDUSTRIAL PARK SECOND ADDITION
Date Application Rec'd. _____ Preliminary Approval 2-17-72
Scheduled S/D Meeting 10-5-72

DESCRIPTION

General Location On the south side of 29th Street North, 1/2 mile east
Of Broadway
Owner Urban Renewal Agency of Wichita
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

1. Gross Acreage of Plat 55±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 15
 - Other _____
3. Total Number of Lots 15
4. Minimum Lot Frontage 150 ft.
5. Minimum Lot Area 30,000 sq. ft.
6. Existing Zoning F
7. Proposed Zoning F
7. Lineal Feet of New Streets:
 - a. 75 R/W 2100 ft.
 - b. 70 R/W 800 ft.
 - c. 50 R/W 1260 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 4160 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A
12. City of Wichita X : Three-Mile Area _____ (Yes-No)

STAFF COMMENTS:

- A. This final plat is a continuation of the platting of a previously approved overall preliminary plat called Industrial Park Addition.
- B. The dimension (344.70 feet) indicated along the curve in the west line of Lot 4, Block 2, and the dimension for same indicated in the legal description of the engineers certificate do not coincide and shall be corrected.
- C. The applicant shall contact each utility company, railroad company and petroleum company which has existing facilities within the limits of the property being platted, and make satisfactory arrangements for providing adequate easements for, or relocation of said facilities. A letter shall be obtained from each company involved indicating that said arrangements have been made and said letter shall be submitted to the Planning Department.
- D. A portion of railroad right-of-way conflicts with the right-of-way indicated for 26th Street in the southern portion of the plat. Therefore, satisfactory arrangements need to be made with the railroad company regarding said portion of affected railroad right-of-way.
- E. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works for review and approval.
- F. The applicant shall submit street paving and sanitary sewer plans to the Engineering and Maintenance Divisions for review and approval. A letter obtained from the Engineering Division approving such plans shall be submitted to the Planning Department.
- G. No lots shall be finalized out for recording to be marketed for development until the improvements for the north-south flood control channel have been guaranteed.

ANDERSON AND CLARK
ATTORNEYS AT LAW
1020 UNION NATIONAL BUILDING
BROADWAY AND DOUGLAS
WICHITA, KANSAS 67202

CHARLES D. ANDERSON
DONALD B. CLARK
ROBERT T. CORNETT

AREA CODE 316
267-4316

May 31, 1972

Wichita Area Metropolitan
Planning Commission
401 City Annex Building
Wichita, Kansas 67202


Re: S/D 70-32 - Revised Final
Plat of North Industrial Park

Gentlemen:

This is to certify that:

1. The undersigned is attorney for the plattors, and
2. The plattors are collectively the owners of those lands located within the proposed final plat of North Industrial Park to the City of Wichita, Sedgwick County, Kansas, to the date of this writing, and, further, all taxes and assessments for 1971 and prior years are paid in full.

Yours very truly,


Charles D. Anderson
Attorney at Law

CDA/bg



May 26, 1972

Mr. Gary Roush
Urban Renewal Agency
Wichita, Kansas 67202

Re: S/D 70-32 - Revised Final
Plat of NORTH INDUSTRIAL
PARK

Dear Mr. Roush:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1972, the above-captioned plat was considered. It was the action of the Planning Commission to approve the revised final plat subject to the conditions as previously recommended by the Subdivision Committee and as shown in our letter to Mr. K. O. Taylor dated April 7, 1972, and subject to conditions shown in our letter to Mr. Taylor dated April 14, 1972.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: K. O. Taylor, 1542 South St. Francis 67211
Gary Richert, Industrial Development Office

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	70-32	Name	NORTH INDUSTRIAL PARK	
Application Filed:	6-8-70	Sketch Filed:	6-8-70	
Preliminary Plat Filed:	2-7-72	Approved by S/D:	2-17-72	
Final Plat Filed:	3-27-72	Approved by S/D:	4-6-72	
Approved by Metropolitan Area Planning Commission:			4-13-72	
Revised Final Filed:	5-24-72	Considered by MAPC:	5-25-72	

DESCRIPTION

General Location: On the south side of 29th Street North
approximately 1/4 mile east of Broadway

Surveyor or Engineer: K. O. Taylor
Owner: Urban Renewal Agency of Wichita, et al.
Address: 107 South Main

- | | | |
|--------------------------|-----------------------|--|
| 1. Gross Acreage of Plat | <u>44.5</u> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>35</u> R/W <u>140</u> ft. |
| Residential | <u> </u> | b. <u>70</u> R/W <u>3000</u> ft. |
| Commercial | <u> </u> | c. <u>50</u> R/W <u>888</u> ft. |
| Industrial | <u>2</u> | d. <u> </u> R/W <u> </u> ft. |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots: | <u>2</u> | TOTAL <u>4028</u> ft. |
| 3. Minimum Lot Frontage: | <u>818</u> ft. | 6. Existing Zoning: <u>"F"</u> |
| 4. Minimum Lot Area | <u>613,700</u> sq.ft. | |

Planning Commission Recommendation:

The Revised Final Plat is scheduled for consideration by the Planning Commission at their regular meeting on May 25, 1972. The recommendation of MAPC will be pointed out at the City Commission meeting.

Vote of Planning Commission:

ACTION: Approve the plat per the recommendation of the Metropolitan Area Planning Commission and authorize the Mayor to sign, and instruct the Planning Department to withhold releasing of the plat tracing for recording until such time as all conditions have been complied with.

Map No.: 5550
Section No.: 4
Twp. No.: 27-5
Range: 1-E

S/D No. 70-32

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: North Industrial Park

General Location: Between 24th + 25th and between Mead + Broadway

Name of Property Owner: Urban Renewal Agency + Ross Industries, Inc.

Address: URA - Central Plaza Bldg - Phone: 265-4638

Name of Subdivider: Ross Industries - Wichita Terminal Elevator - Phone: 838-4402

Address: _____

Name of Agent/Surveyor: KO Taylor Phone: 264-4072

Address: 1542 So St Francis

Date of Application: 5-24-72

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 44.5
2. Number of Lots: 2
- | | |
|-------------|----------|
| Residential | _____ |
| Commercial | _____ |
| Industrial | <u>2</u> |
| Other | _____ |
- Total Number of Lots 2
3. Minimum Lot Frontage 818 ft.
4. Minimum Lot Area 613,700 ft.
5. Existing Zoning Ind
6. Proposed Zoning Ind
7. Total Feet of New Streets:
- | | |
|--------------|-----------------|
| a. _____ R/W | <u>140</u> ft. |
| b. _____ R/W | <u>2000</u> ft. |
| c. _____ R/W | <u>888</u> ft. |
| d. _____ R/W | _____ ft. |
| e. _____ R/W | _____ ft. |
| TOTAL | <u>4028</u> ft. |
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita Three-Mile Area

REVISED COPY

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: K.O. Taylor

for technical info only.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Her C
Date May 24, 1972
Fee Submitted now



Southwestern Bell

P.O. Box 2579
Wichita, Kansas 67201
May 22, 1972


Mr. John Gist
Metropolitan Area Planning Dept.
City Annex Bldg.
104 S. Main
Wichita, Kansas 67202

RE: Approval of relocation costs:
29th St. North and Industrial
Park Flat.

Dear Mr. Gist:

We feel "satisfactory arrangements" have been made with the Urban
Renewal Agency concerning relocation costs of telephone plant on
29th St. North and the North Industrial Park Flat.

Yours truly,


Alfred A. Snider
District Engineer



THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE May 22, 1972



TO John D. Gist, Principal Planner
FROM R. W. Bruggeman, Director of Public Works

SUBJECT S/D 70-32 - Final Plat,
North Industrial Park

The Urban Renewal Agency through their Executive Director, Mr. Kenneth H. Kitchen, has made adequate arrangements with the Department of Public Works to satisfy the conditions required prior to the lease of the above plat.

RWB
R. W. Bruggeman
Director of Public Works

RWB:gg

cc: Kenneth H. Kitchen, Executive Director,
Urban Renewal Agency
Dick Linn, City Engineer



DERBY REFINING COMPANY

A DIVISION OF COLORADO OIL AND GAS CORPORATION

P.O. BOX 1030 • WICHITA, KANSAS • 67201



May 19, 1972

Mr. John Gist
Metropolitan Area Planning Dept.
104 South Main
Wichita, Kansas 67202

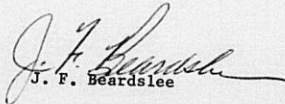
Re: S/D 70-32, Final Plat of
North Industrial Park

Dear Mr. Gist:

This is to inform you that satisfactory arrangements have been made between Derby Refining Company, a Division of Colorado Oil and Gas Corporation, and the Urban Renewal Agency, regarding Derby's pipeline facilities involved in the subject North Industrial Park area.

Please advise if additional or more detailed information is needed.

Yours very truly,


J. F. Beardslee

JFB:abc

cc: Mr. Gary Roush
Urban Renewal Agency
202 Century Plaza
Wichita, Kansas 67202



THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 19, 1972

js

**ON SAFETY
PHASE II**

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Design & Planning Superintendent

SUBJECT -- S/D 70-32 - FINAL PLAT OF NORTH
INDUSTRIAL PARK

Satisfactory arrangements have been made by the Urban Renewal Agency for installing water mains to serve the entire North Industrial Park.

Bill H. Otten

Bill H. Otten
Design & Planning Superintendent

BHO/js

cc: Gary Raush, Operations Officer, Urban Renewal Agency



THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE May 15, 1972



**ON SAFETY
PHASE II**

TO SEE DISTRIBUTION
FROM Ralph Wulz, City Manager .

SUBJECT Platting and Industrial Revenue
Bond Problems--Kansas Beef
Industries

The above subject will be discussed in my office at 10:30 A. M.,
Friday, May 19, 1972.

Staff addressed are asked to be in attendance.

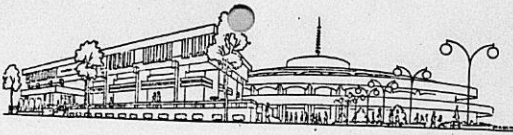
Ralph Wulz
City Manager

RW:fjh

Distribution: Kenneth H. Kitchen, URA Exec. Director
R. W. Bruggeman, Director of Public Works
Don E. Anderson, Director of Administration
Robert A. Lakin, Director of Planning
John Dekker, Director of Law
Gary Richert, Economic & Industrial Development Officer



THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS, METROPOLITAN AREA
SUITE 202 • CENTURY PLAZA BUILDING • 107 WEST DOUGLAS
WICHITA, KANSAS 67202



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

May 12, 1972

Mr. R. W. Bruggeman
Director of Public Works
City Building Annex
104 S. Main
Wichita, Kansas



Re: S/D 70-32 - Final Plat,
North Industrial Park

Dear Mr. Bruggeman:

The subject plat has been approved by the Metropolitan Area Planning Commission as recommended by its Subdivision Committee, subject to several items to be satisfied, four of which are directly related to your Department. Those four items are listed in Mr. Gist's letter to Mr. K. O. Taylor, P. E., dated April 7, 1972 as follows:

- Item C. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works for review and approval.
- Item D. The applicant shall submit street paving and sanitary sewer plans to the Engineering and Maintenance Divisions for review and approval. Easements for drainage and utility purposes shall then be added to the plat as determined necessary to carry out the approved plans prior to forwarding the plat to the Board of City Commissioners. A letter shall be obtained from the Engineering Division indicating that the plans have been approved and that adequate easements have been provided.
- Item E. No lots shall be finalized out for recording to be marketed for development until the improvements for the north-south flood control channel have been guaranteed.
- Item G. 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, including drainage, paving of streets and extension of sanitary sewer and City water.

We respectfully request herewith that you direct a memorandum to John Gist, Metropolitan Area Planning Department, stating satisfactory arrange-

Mr. R. W. Bruggeman
Page 2
May 12, 1972

ments have been made by URA with respect to Items C, D, E & G based on the following guarantees:

Item C - A storm drainage plan is in the final states of preparation by Shelley-Wilson, EA&P, and upon its completion we guarantee that it will be submitted to the Engineering and Maintenance Divisions of the Department of Public Works for their review and will be revised as necessary until approval of those Divisions is secured. Additionally, the street drainage plan will contain a site drainage plan acceptable to the above mentioned Divisions and URA will, by restrictive or protective covenant or by deed restrictions, insure that its redevelopers will either follow that site drainage plan or an alternate plan of their own design which has been accepted in writing by those above mentioned Divisions.

Item D - The street paving and sanitary sewer plans are in the final stages of preparation by Shelley-Wilson, EA&P. We expect to have final plans and specifications available in approximately three weeks, at which time they will be presented to the Engineering and Maintenance Divisions for their review and approval. The Agency will not proceed with advertisement for bids on this project until that approval has been granted.


All necessary utility easements are presently indicated on the plat tracing.

Item E - The Agency has funds available to construct the north/south flood control channel between 25th and 29th Streets North and we are taking bids on that project on May 23, 1972. Accordingly, we accept the financial responsibility and guarantee the construction of these improvements.

Item G - Here again, the Agency's consultants are in the final stages of the design work in connection with the extension of the sanitary sewer and water facilities, and the pavement of streets and related drainage. We hereby accept the financial responsibility for the installation of these items and guarantee that they will be constructed.

Should you have any questions or comments pertaining to the above, please advise.

Best regards,


Kenneth H. Kitchen
Executive Director

KHK/bg

cc: John D. Gist, Principal Planner
Alvin J. Hennessy, Chairman -
Wichita-Sedgwick County Metropolitan Area Planning Commission

THE URBAN RENEWAL AGENCY
OF THE
WICHITA, KANSAS, METROPOLITAN AREA
SUITE 202 • CENTURY PLAZA BUILDING • 107 WEST DOUGLAS
WICHITA, KANSAS 67202



KENNETH H. KITCHEN
EXECUTIVE DIRECTOR

May 12, 1972

Mr. R. W. Bruggeman
Director of Public Works
City Building Annex
104 S. Main
Wichita, Kansas

Re: S/D 70-32 - Final Plat,
North Industrial Park

Dear Mr. Bruggeman:

The subject plat has been approved by the Metropolitan Area Planning Commission as recommended by its Subdivision Committee, subject to several items to be satisfied, four of which are directly related to your Department. Those four items are listed in Mr. Gist's letter to Mr. K. O. Taylor, P. E., dated April 7, 1972 as follows:

- Item C. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works for review and approval.
- Item D. The applicant shall submit street paving and sanitary sewer plans to the Engineering and Maintenance Divisions for review and approval. Easements for drainage and utility purposes shall then be added to the plat as determined necessary to carry out the approved plans prior to forwarding the plat to the Board of City Commissioners. A letter shall be obtained from the Engineering Division indicating that the plans have been approved and that adequate easements have been provided.
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Mr. R. W. Bruggeman
Page 2
May 12, 1972

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- Item C - A storm drainage plan is in the final states of preparation by Shelley-Wilson, EA&P, and upon its completion we guarantee that it will be submitted to the Engineering and Maintenance Divisions of the Department of Public Works for their review and will be revised as necessary until approval of those Departments is secured. Additionally, the street drainage plan will contain a site drainage plan acceptable to the above mentioned Divisions and URA will, by restrictive or protective covenant or by deed restrictions, insure that its redevelopers will either follow that site drainage plan or an alternate plan of their own design which has been accepted in writing by those above mentioned Divisions.
- Item D - The street paving and sanitary sewer plans are in the final stages of preparation by Shelley-Wilson, EA&P. We expect to have final plans and specifications available in approximately three weeks, at which time they will be presented to the Engineering and Maintenance Divisions for their review and approval. The Agency will not proceed with advertisement for bids on this project until that approval has been granted.
- All necessary utility easements are presently indicated on the plat tracing.
- Item E - The Agency has funds available to construct the north/south flood control channel between 25th and 29th Streets North and we are taking bids on that project on May 23, 1972. Accordingly, we accept the financial responsibility and guarantee the construction of these improvements.
- Item G - Here again, the Agency's consultants are in the final stages of the design work in connection with the extension of the sanitary sewer and water facilities, and the pavement of streets and related drainage. We hereby accept the financial responsibility for the installation of these items and guarantee that they will be constructed.

Should you have any questions or comments pertaining to the above, please advise.

Best regards,


Kenneth H. Kitchen
Executive Director

KHK/bg
cc: John D. Gist, Principal Planner
Alvin J. Hennessy, Chairman -
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 11, 1972

TO Files

FROM Robert A. Lakin *RAL*

SUBJECT S/D 70-32 - Final Plat of NORTH INDUSTRIAL PARK

I talked to Jerry Cooper of the Urban Renewal Agency concerning Condition B of the letter to K. O. Taylor dated April 7, 1972. He has indicated that the Frisco Railroad has agreed to grant a street easement across their right-of-way as requested in Condition B. They still have yet to accomplish the mechanics of granting such easement through their organization and it is anticipated that it may take several weeks. I have agreed that upon submission of a letter from Ken Kitchen or Jerry Cooper to us indicating the status of this and also that they will continue to pursue and acquire such street easement and will record the same, that we will forward the plat and release it without this condition being met.

In addition, we discussed the other conditions in the April 7 letter. He will be meeting with Ray Bruggeman to obtain letters of memorandum and agreements on the remaining items. I have indicated also that we would forward the request for plat approval to the City Commission without these conditions being met, but would hold the tracing until all remaining conditions have been met before it is released for recording.

RAL:ber

May 11, 1972

Files

Robert A. Lakin

S/D 70-32 - Final Plat of NORTH INDUSTRIAL PARK

I talked to Jerry Cooper of the Urban Renewal Agency concerning Condition B of the letter to K. O. Taylor dated April 7, 1972. He has indicated that the Frisco Railroad has agreed to grant a street easement across their right-of-way as requested in Condition B. They still have yet to accomplish the mechanics of granting such easement through their organization and it is anticipated that it may take several weeks. I have agreed that upon submission of a letter from Ken Kitchen or Jerry Cooper to us indicating the status of this and also that they will continue to pursue and acquire such street easement and will record the same, that we will forward the plat and release it without this condition being met.

In addition, we discussed the other conditions in the April 7 letter. He will be meeting with Ray Bruggeman to obtain letters of memorandum and agreements on the remaining items. I have indicated also that we would forward the request for plat approval to the City Commission without these conditions being met, but would hold the tracing until all remaining conditions have been met before it is released for recording.

RAL:ber



KANEB PIPE LINE CO.

A Wholly Owned Subsidiary of Kaneb Services, Inc.

HEADQUARTERS: 5433 Westheimer/P. O. Box 22029 • Houston, Texas 77027 • (713) 626-3901
OPERATIONS: Suite 555/120 N. Market • Wichita, Kansas 67202 • (316) 262-1408

Wichita, Kansas
May 8, 1972

Mr. John Gist
Metropolitan Area Planning Department
City of Wichita
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Gist:

A satisfactory agreement has been reached between the Urban Renewal Agency and Kaneb Pipe Line Company in respect to the main line pipe relocation located in Section 4 - Township 27 South - Range 1 East, Sedgwick County, City of Wichita, Kansas, North Industrial Park Project, Kansas R-21. We are in receipt of the Pipeline and Utility Easement Dedication and the approval of our cost estimate.

We, therefore, will undertake the relocation of the pipeline as soon as we can get the material assembled for the project.

Yours truly,

R. S. Barfield
Vice President
Engineering and Operations

RSB/lc

c.c. Mr. Gary L. Roush
Operations Officer
The Urban Renewal Agency
Suite 202, Century Plaza Building
Wichita, Kansas 67202



KPL **KANEB PIPE LINE CO.**
A Wholly Owned Subsidiary of Kaneb Services, Inc.

HEADQUARTERS: 5433 Westheimer/P. O. Box 22029 • Houston, Texas 77027 • (713) 626-3901
OPERATIONS: Suite 555/120 N. Market • Wichita, Kansas 67202 • (316) 262-1408

May 5, 1972

Mr. John Gist Metropolitan Area Planning Department
city of Wichita
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Gist:

We are in receipt of the Pipeline and Utility Easement
Dedication and your approval of our cost estimate for
relocating our pipeline in the North Industrial Park
Project.

We, therefore, will undertake the relocation of the
pipeline as soon as we can get the material assembled
for the project.

Very truly yours,

Richard S. Barfield
Richard S. Barfield
Vice President

RSB:vah

cc: Mr. Gary L. Roush
Operation Officer
The Urban Renewal Agency
Suite 202, Century Plaza Building
Wichita, Kansas 67202





KANSAS GAS AND ELECTRIC COMPANY

April 21, 1972

Mr. John Gist
Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Re: Final Plat/North Industrial Park

Dear John:

This is to advise you that arrangements have been made with K&E for easements as necessary for the above plat, which was passed on April 6, 1972 subject to utility approval of easements. This plat now meets with our approval.

Sincerely yours,

Steven P. Peek
Division Engineer, K&E

SPP:pw

cc: Gary Roush, Urban Renewal Agency
Dennis Evans, K&E
Alfred Snider, SW Bell Tele. Co.





ARKANSAS LOUISIANA GAS COMPANY

502 Maple, Wichita, Kansas 67213

April 12, 1972

Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

RE: Final Flat - North
Industrial Park Project
Kan. R-21

Dear Mr. John Gist:

I have discussed with Gary Roush, Operations Officer for Urban Renewal, the location of our gas mains that are in the area of the Urban Renewal Agency's responsibility between the East line of Ohio and the East line of St. Francis. North Industrial Park Project.

After reviewing these plans and discussing this project with Gary, it is determined that there will be no conflicts between our gas main location and Urban Renewals construction.

Respectfully yours,

Fred Guy
Distb. Engr.

fdg
cc: John McDaniel-Arkla Gas
Gary Roush- Urban Renewal



casite

April 14, 1972

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 70-32 - Final Plat of
NORTH INDUSTRIAL PARK

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on April 13, 1972, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 7, 1972.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1971 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Gary Roush, Urban Renewal Agency of Wichita
Gary Rickert, Industrial Development Office


THE GAS SERVICE COMPANY
General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

April 11, 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

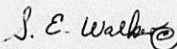
Attention: Mr. John Gist

Re: Plat of North Industrial Park

Gentlemen:

This is to advise you that satisfactory arrangements have been completed between the Urban Renewal Agency and The Gas Service Company relative to our facilities involved in the plotting of North Industrial Park.

Yours very truly,
THE GAS SERVICE COMPANY



S.E. Walker, Jr.
General Superintendent

GWE:jr

cc: Mr. Gary L. Roush
The Urban Renewal Agency
Suite 202 Century Plaza Building
Wichita, Kansas 67202



Distributor of Natural Gas in the Heart of the Nation.

April 7, 1972

K. O. Taylor, P.E.
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 70-32 - Final Plat
of NORTH INDUSTRIAL PARK

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 6, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject

to: Gas Service - OK; R.G.K. - OK; DECOY - OK; SWB - OK
Wichita Gas - OK; KANED - OK; WATER DEPT. - OK

OK

A. The applicant shall contact each utility company, railroad company and petroleum company which has existing facilities within the limits of the property being platted, and make satisfactory arrangements for providing adequate easements for, or relocation of said facilities. A letter shall be obtained from each company involved indicating that said arrangements have been made and said letter shall be submitted to the Planning Department.

outside
rev. final

B. A portion of railroad right-of-way conflicts with the right-of-way indicated for the new street in the southern portion of the plat. Therefore, satisfactory arrangements need to be made with the railroad company regarding said portion of affected railroad right-of-way.

OK

C. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works for review and approval.

D. The applicant shall submit street paving and sanitary sewer plans to the Engineering and Maintenance Divisions for review and approval. Easements for drainage and

per letter Kitcher to Bruggeman 5-12-72
" " Bruggeman to Kitcher 5-22-72

Page 2
April 7, 1972

utility purposes shall then be added to the plat as determined necessary to carry out the approved plans prior to forwarding the plat to the Board of City Commissioners. A letter shall be obtained from the Engineering Division indicating that the plans have been approved and that adequate easements have been provided.

- OK* → *Same as cont. C & D.*
- mead*
- OK* → *Same as word C, D & E.*
- E. No lots shall be finalized out for recording to be marketed for development until the improvements for the north-south flood control channel have been guaranteed.
 - F. Labeling on the face of the plat the western most north-south street as Mead, and the north-south and east-west segments of the other street shall be labeled as Ohio and 26th Street respectively.
 - G. 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, including drainage, paving of streets and extension of sanitary sewer and city water.
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 13, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Gary Roush, Urban Renewal Agency of Wichita
107 South Main, 67202
Gary Rickert, Industrial Development Office

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-32 Name NORTH INDUSTRIAL PARK
Date Application Rec'd. 6-8-70 Preliminary Approval 2-17-72
Scheduled S/D Meeting 4-6-72

DESCRIPTION

General Location On the south side of 29th Street North approximately
1/4 mile east of Broadway
Owner Urban Renewal Agency of Wichita
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | | | |
|---|-----------------|--------------------------------|----------|
| 1. Gross Acreage of Plat | 122.8± | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 125 R/W | 260 ft. |
| Residential | | b. 100 R/W | 3250 ft. |
| Commercial | | c. 90 R/W | 1720 ft. |
| Industrial | 36 | d. 80 R/W | 3840 ft. |
| Other | | e. 105 R/W | 400 ft. |
| Total Number of Lots | 36 | TOTAL | 9470 ft. |
| 3. Minimum Lot Frontage | 150 ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | 40,000 sq. ft. | streets? yes X no | |
| 5. Existing Zoning | F | | |
| 6. Proposed Zoning | F | | |
| 9. Public Water Supply Yes (Yes-No), Name | City of Wichita | | |
| 10. Public Sanitary Sewers Yes(Yes-No), Name | City of Wichita | | |
| 11. Health Department Approval (where applicable) | No | (Yes-No) | |
| 12. City of Wichita X ; Three-Mile Area | | | |

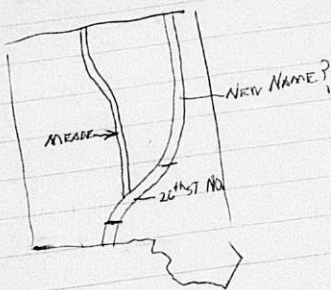
STAFF COMMENTS:

- A. The applicant shall contact each utility company, railroad company and petroleum company which has existing facilities within the limits of the property being platted, and make satisfactory arrangements for providing adequate easements for, or relocation of said facilities. A letter shall be obtained from each company involved indicating that said arrangements have been made, and said letter shall be submitted to the Planning Department.
- B. It should be noted that portions of existing railroad right-of-way which were noted on the preliminary plat as conflicting with the proposed drainage right-of-way have been excluded from said right-of-way on the final plat. However, a portion of the railroad right-of-way still conflicts with the right-of-way indicated for the new street in the southern portion of the plat. Therefore, satisfactory arrangements need to be made with the railroad company regarding said portion of affected railroad right-of-way.
- C. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works prior to or along with the submission of a final plat.
- D. No lots should be finalized out for recording to be marketed for development until the improvements for the north-south Flood Control Channel have been guaranteed.
- E. The applicant and/or their engineer shall contact Bob Vinson of the Department of Public Works relative to indicating proper street names on the final plat.
- F. The applicant shall install or guarantee the install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations, including drainage, paving of streets and extension of sanitary sewer and City water.

(over)

G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

3-22-72



Recommendations from
Bob Vinson re. street
names.

THE CITY OF WICHITA



DEPARTMENT OF ADMINISTRATION
262-0611 — AREA CODE 316
CITY BUILDING — 204 S. MAIN ST.
WICHITA, KANSAS 67202



February 24, 1972

Mr. Samuel Marcus
Chairman of the Board
Kansas Beef Industries, Inc.
900 East 21st Street
Wichita, Kansas 67214

Re: Preliminary Plat
North Industrial Park

Dear Mr. Marcus:

With reference to your note to Nelson Hall dated February 17, 1972 and to your copy of a letter from Mr. Willis Regier, A.I.A., to Nelson Hall, dated February 17, 1972, this is to advise you of the current status of the above referenced project.

Gary Roush, Operations Officer of the Urban Renewal Agency informed me that the preliminary plat, a copy of which was sent to you on February 11, 1972, is now before the Subdivision Committee of the Metropolitan Area Planning Commission for their review and recommendations. A few modifications to the plat may be made and you will be notified immediately as to any changes that will affect your proposed plant.

Enclosed is a copy of your site plan prepared by Willis Regier. As you will note, I have made a few corrections to Mr. Regier's red annotated dimensions taken from the preliminary plat. The 40-foot easement will affect only the southeast corner of your property instead of the whole southern portion as shown.

As to Mr. Regier's questions on depths and pressures of water, gas, and sewer services, voltage characteristics of the power company and limitations for use of gas service and fuel oil, a survey is now being conducted by Shelley-Wilson, engineers, to determine the various needs of those involved in the North Industrial Park. This company should be contacting you in the very near future.

THE CITY OF WICHITA 2

Mr. Sameul H. Marcus
February 24, 1972

A copy of the Wichita Building Code will be sent to
Mr. Regier as requested in his letter of February 17, 1972.

Very truly yours,

Michael P. Farmer

Michael P. Farmer
Industrial Development Specialist

MPF/bjm
Enc.

cc: (w/o enc.)
Willis Regier, A.I.A.
Ralph Wulz, City Manager
Don E. Anderson, Director of Administration
Robert A. Lakin, Director of Planning
R. W. Bruggeman, Director of Public Works
Kenneth Kitchen, Director of Urban Renewal Agency
Nelson E. Hall, Economic and Industrial Development Officer

February 29, 1972

Mr. K. O. Taylor, P.E.
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 70-32 - Preliminary
Plat of NORTH INDUSTRIAL PARK

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 17, 1972, 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:

- AK* The engineer's certificate of the final plat shall describe the streets and alleys being replatted and vacated by virtue of K.S.A. 1970 Supp. 12-512(b).
- AK* The platlor's text of the final plat shall define what lots and properties that the ingress and egress easements are being granted in favor of, and shall establish that the improvement and maintenance responsibilities for said easements is with the owners of such properties having the right of access.
- c. At the time Block 7 is finalized out, portions of existing rights-of-way for Mathewson Avenue, and the north-south alley west of Mathewson, may need to be retained depending upon the status of the Exception shown in said Block.
- d. There are many utilities, pipelines and railroad rights-of-way on and adjacent to subject property, and the applicant shall contact each utility involved relative to abandonment or relocation of their respective facilities, or providing adequate easements and/or rights-of-way for same. Letters shall be obtained from each utility stating that easements and/or satisfactory arrangements have been made in regard to their facilities, said letters to be furnished to the Planning Department.

SA Indicating access controls along 29th Street North, as follows:

1. "access control except 1 opening" adjacent to Lot 1, Block 1.
2. "complete access control" adjacent to Lot 1, Block 2.
3. "access control except 1 opening" adjacent to Lot 2, Block 3.

A portion of the shaded area referred to as railroad right-of-way, and being an exception to the plat, conflicts with the proposed collector street and north-south Flood Control right-of-way in the general vicinity of the east side of Lot 1, Block 5. In order to complete the adequate rights-of-way for these improvements, the respective railroad needs to be contacted and satisfactory arrangements made in regard thereto.

- g. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works prior to or along with the submission of a final plat.
- h. No lots should be finalized for recording to be marketed for development until the improvements for the north-south Flood Control Channel have been guaranteed.
- i. The applicant and/or their engineer shall contact Bob Vinson of the Department of Public Works relative to indicating proper street names on the final plat.
- j. Thirty-five (35) feet of street right-of-way shall be indicated for the north half of 25th Street from the collector street (Ohio), west to the west line of the plat.
- k. It is recommended that a minimum 35 foot building setback be indicated on all lots from all street rights-of-way.
- l. 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, including drainage, paving of streets and extension of sanitary sewer and City water.
- m. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Page 3
February 29, 1972

In regard to condition number 8, it was pointed out at the meeting that the Department of Public Works recommended that a satisfactory guarantee for the drainage channel was for the improvement to be under contract.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Gary Roush, Urban Renewal Agency, 107 South Main, 67202
Nelson Hall, Economic and Industrial Development Officer

THE CITY OF WICHITA



DEPARTMENT OF ADMINISTRATION
262-0611 — AREA CODE 316
CITY BUILDING — 204 S. MAIN ST.
WICHITA, KANSAS 67202



LAKEN
[Handwritten initials]

February 22, 1972

Mr. John Bear, President
Kansas Cold Storage, Inc.
21st Street and N. Topeka
Wichita, Kansas 67214

Mr. John Jaedicke, President
Dold Packing Co., Inc.
421 East 21st Street
Wichita, Kansas 67214

Mr. Samuel Marcus
Chairman of the Board
Kansas Beef Industries, Inc.
900 East 21st Street
Wichita, Kansas 67214

Mr. W. A. Michaelis, Jr.
Sierra Petroleum Co., Inc.
211 North Broadway
Wichita, Kansas 67202

Re: North Industrial Park

Gentlemen:

Enclosed is a copy of a memorandum from the City of Wichita Director of Public Works, Mr. Ray Bruggeman, indicating the current status of the North Wichita industrial storm drain project. As more information becomes available on this project we will keep you informed as to construction scheduling, etc., as this project will affect your development planning.

This office is also beginning to receive inquiries from each of you relative to various physical aspects of the North Industrial Park property and, again, in this regard we are working with the Public Works Department and the Urban Renewal Agency to determine as quickly as possible answers to the various questions you have posed.


This office will attempt to answer each of your questions to the best of our ability at this time; however, certain information will not become finally available until bids are let on the center drain project and a construction time table has been established. Once this point is reached this office will work with the City Public Works Department and the Urban Renewal Agency in arranging for a conference of all those individuals

Messrs. Bear, Jaedicke, Marcus and Michaelis
February 22, 1972
Page 2

who have a major involvement in the north industrial district, and will be affected by the construction of the center drain project, as well as the extension of the various utilities into the North Industrial Park.

Michael Farmer of this office has been assigned as project manager on the questions relative to physical planning and development in this area and will be responding to your individual requests for information and assistance.

Very truly yours,


Nelson E. Hall
Economic and Industrial
Development Officer

NEH/bjm
Enc.

cc:(w/enc.)
Ralph Wulz, City Manager
Don E. Anderson, Director of Administration
Grover E. McKee, Director of Community Development
Robert A. Lakin, Director of Planning
Kenneth Kitchen, Director, Urban Renewal Agency
Mr. Herb Michaelis, Wichita Union Stock Yards Company
Michael Farmer, Industrial Development Specialist

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE February 15, 1972



TO Grover E. McKee, Director of Community Development

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Status of North Wichita Industrial
Park Storm Drainage Improvements

The City Commission on December 21, 1971 approved the Missouri Pacific - St. Louis - San Francisco Railway - City Agreement. This Agreement was mailed to the respective railroad companies after execution by the City.

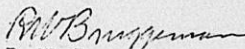
In early January, 1972 we were notified that the North Wichita Industrial Park Storm Drainage Improvements Project was to be administered by the Denver Office. We received verification of this in a letter dated January 31, 1972 advising us of the representative assigned to this project and his address.

On January 13, 1972 Mr. A. L. Miller, Chief, Public Works Division, United States Department of Commerce, Economic Development Administration, was sent: (1) Architect/Engineer's Certificate; (2) Engineer's Construction Estimate; (3) one set of plans, and (4) one set of specifications for review and approval for the paving of 29th Street, from Broadway to I-35W.

As reported in the last status report, December 16, 1971, the six-part Railroad - City Agreement was in the Chicago Office of the Chicago, Rock Island and Pacific Railroad Company for their approval and execution. The executed agreement was mailed to the St. Louis - San Francisco Railway Company on January 19, 1972 for their approval and execution.

Mr. George Snyder, District Sales Manager, St. Louis - San Francisco Railway Company, Wichita, Kansas, advised January 31, 1972 that the agreement was in the office of the Vice President - Operations for signature.

Mr. Snyder advised on February 11, 1972 that the agreement was now in the office of the President awaiting signature and as soon as it was signed, it would be sent to the Wichita Terminal Association for forwarding to the City of Wichita.


R. W. Bruggeman
Director of Public Works

RWB:gg

cc: Ralph Wulz, City Manager
Nelson E. Hall, Industrial Development Officer
Joe Kabance, Model Cities

JB
Cur
note file

February 11, 1972

Mr. John Bear, President
Kansas Cold Storage, Inc.
21st Street & N. Topoka
Wichita, Kansas 67214

Mr. John Jaedicke, President
Dold Packing Co., Inc.
421 East 21st Street
Wichita, Kansas 67214

Mr. Samuel Marcus
Chairman of the Board
Kansas Beef Industries, Inc.
900 East 21st Street
Wichita, Kansas 67214

Mr. M. D. Michaelis
Vice President
Stockyards National Bank
750 East 21st Street
Wichita, Kansas 67214

Re: North Industrial Park

Gentlemen:

Enclosed is a copy of the preliminary plat for North Industrial Park. This plat has not been officially approved by the Metropolitan Area Planning Commission. At this time, however, their disapproval seems very unlikely.

If the plat is not approved, or there are any changes made, we will contact you immediately.

What a statement

Yours very truly,

NEH/bja
Enc.

Nelson E. Hall
Economic and Industrial
Development Officer

cc: Ralph Wulz, City Manager
Don E. Anderson, Director of Administration
Robert A. Lakin, Director of Planning
Kenneth Kitchen, Director, Urban Renewal Agency



SUBDIVISION REPORT
Preliminary Plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 70-32 Name NORTH INDUSTRIAL PARK
Date Application Rec'd. 70-32 Preliminary Approval _____
Scheduled S/D Meeting 2-17-72

DESCRIPTION

General Location On the south side of 29th Street North approximately
1/4 mile east of Broadway

Owner Urban Renewal Agency of Wichita
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis 67211 Phone 264-4072

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>145</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>20</u> R/W <u>2120</u> ft. |
| Residential _____ | b. <u>70</u> R/W <u>5800</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>20</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>20</u> | TOTAL <u>7920</u> ft. |
| 3. Minimum Lot Frontage <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>30,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>"F"</u> | |
| 6. Proposed Zoning <u>"F"</u> | |
9. Public Water Supply yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) no (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

1. The Subdivision and Utility Advisory Committee reviewed a sketch plat on this same area on June 18, 1970. Comments from that meeting were then forwarded to the applicant and their engineer to assist in preparing this preliminary plat.
2. It is the understanding of the Planning Department that the applicant intends on only finaling out Blocks 1, 2 and 3 at this time.
3. The engineer's certificate of the final plat shall describe the streets and alleys being replatted and vacated by virtue of K.S.A. 1970 Supp. 12-512 (b).
4. The platlor's text of the final plat shall define what lots and properties that the ingress and egress easements are being granted in favor of, and shall establish that the improvement and maintenance responsibilities for said easements is with the owners of such properties having the right of access.
5. At the time Block 7 is finalized out, portions of existing rights-of-way for Mathewson Avenue, and the north-south alley west of Mathewson, may need to be retained depending upon the status of the Exception shown in said Block.
6. There are many utilities, pipelines and railroad rights-of-way on and adjacent to subject property, and the applicant shall contact each utility involved relative to abandonment or relocation of their respective facilities, or providing adequate easements and/or rights-of-way for same. Letters shall be obtained from each utility stating that easements and/or satisfactory arrangements have been made in regard to their facilities, said letters to be furnished to the Planning Department.

(over)

Map No.: 5550
Section No.: 4
Twp. No.: 29-6
Range: 1-E

S/D No. 70-32

REVISED

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: North Industrial Park

General Location: Between 24th & 29th in an area between Hydraulic and Broadway.

Name of Property Owner: Urban Renewal Agency
Address: Century Plaza Building Phone: 267-5391

Name of Subdivider: Same Phone: _____
Address: _____

Name of Agent/Surveyor: K. O. Taylor Phone: 264-4072
Address: 1542 So. St. Francis

Date of Application: 2-7-72

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 145
- Number of Lots:
Residential _____
Commercial _____
Industrial 20
Other _____
Total Number of Lots 20
- Minimum Lot Frontage 150 ft.
- Minimum Lot Area 30,000 ft.
- Existing Zoning F
- Proposed Zoning F
- Lineal Feet of New Streets:
a. 20' R/W 2120' ft.
b. 70' R/W 5800' ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 7920 ft.
- Sidewalk adjacent to all streets? yes X no
- Public Water Supply yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) No (Yes-No)
- City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: _____

JERRY COOPER, UZA

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Healy
Date 2/7/72
Fee Submitted None

Required

T9-301B
(2-71)



July 1, 1970

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 70-32 - Sketch Plat
of NORTH INDUSTRIAL PARK

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 18, 1970, the above-captioned sketch plat was reviewed and considered. The Committee after hearing from City staff and utility advisory representatives, indicated the following comments were to be furnished to the Urban Renewal Agency and their engineer, being matters which need to be taken into account and/or resolved prior to the preparation of a preliminary plat. Those comments are as follows:

Don't
rel
1. It was pointed out that the North Wichita Thruway in the City's adopted Transportation Plan is designated on the alignment of 25th Street, and that the sketch plat as presented is based on that plan. This alignment is now under further study in which alternate locations will be considered, and if such study results in the Plan being amended to place the Thruway at a different location than 25th Street, it may necessitate a rethinking and design of this plat.

50' E. 20'
A question was raised, and yet remained unanswered, as to why the amount of right-of-way being shown for 29th Street.

3
The north-south street running for the most part parallel and adjacent to the east line of the plat, and skewing southwesterly to connect with the proposed North Wichita Thruway, is designated to serve the function of a collector street. The normal right-of-way requirements for a collector

Permittations by RAC 1-14-72

70' R/W
40' Strip
P. Turn
street is 70 feet, however, due to the important significance of this street being a connecting link between the Thruway and 29th Street through an industrial area, greater rights-of-way and geometrics of street improvements should be considered.

OK
It was pointed out that the rest of the public streets indicated within the plat appeared to scale at 80 feet patterned after an earlier sketch of the area, while the current industrial street standard set forth in the Sub-division Regulations is 70 feet.

- Cooper*
5. Public access to the adjacent land on the west, known to be in the ownership of the Wichita Terminal Association, was discussed. It was pointed out that the sketch plat indicated a 30-foot access easement between Lots 7 and 8, Block 1, to serve said land. The possibility of extending the western most north-south street further to the south so as to at some point be adjacent to the Wichita Terminal property should be explored.
 6. Washington Avenue should either extend across the C.R.I. & P. Railroad and across the west side of Lot 1 Block 5 to connect to the collector street within the plat, OR a determination made that Washington should cul-de-sac south of the railroad tracks adjacent to the Myer's & Toler's Addition.
 7. The access easement across Lot 1 Block 5 to serve Lot 1 Block 6, should possibly be considered as a public, industrial street 70 feet in width. This street could terminate in a cul-de-sac and thereby serve as direct public access to said Block 6, as well as the adjacent property to the north-east which is for the most part occupied by grain elevators.
 8. Consideration should be given to the extension of Cleveland Avenue to the north through this plat, and for a future street continuation to the east to provide for an ultimate connection with Hydraulic Avenue.

9. It was pointed out that the shaded area, referred to as railroad right-of-way and being an exception to the plat, conflicts with the proposed collector street and the north-south Flood Control right-of-way in the general vicinity of the northwest corner of Block 5. It would appear that in order to complete the adequate right-of-way for these improvements, the respective railroad company would need to join in the plat and dedicate said conflicting portions of land. In lack of willingness to dedicate on the part of the railroad company, these portions of land would need to be acquired.
10. *Void
if Deed was
w/ plat.* The applicant is encouraged to acquire and include within the plat, that area which is shaded and labeled as an "exception" in the southeast corner, together with that tract which is bounded on the north, south and east by property owned by URA and on the west by Cleveland Avenue.
11. A street drainage plan needs to be developed to be submitted and reviewed with the Engineering and Maintenance Divisions of the Department of Public Works, ~~all prior to the sub-~~mission of a preliminary plat. *along with*
12. No lots should be finalized out for recording to be marketed for development until the improvements for the north-south Flood Control Channel have been completed. *guaranteed.*
13. There is another tributary of drainage that extends between the C.R.I. & P. and the Mo. Pac. Railroads across Block 6. This drainage will require its own improvement and/or guarantee separate from the drainage channel between Blocks 3 & 4 and 5 & 8. It will be necessary that this improvement through Block 6 be compatible with needed drainage improvements to the south, and which could encounter problems without the corresponding improvement and cooperation of the land owners in the Meyer's and Toler's Addition.
14. *OK* Easements labeled on the sketch as "railroad and utility easement" should be indicated and labeled separately to eliminate joint use thereof.

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July 1, 1970

15. The applicant will need to contact the Wichita Water Department and make satisfactory arrangements for the relocation of an existing water main in 25th Street.
16. The applicant will need to contact Gas Service, Southwestern Bell and Kansas Gas and Electric Companies regarding their respective existing facilities and the making of satisfactory arrangements for easements, relocation and/or abandonment of same.

Enclosed is a "marked" copy of the sketch plat for your information and files. If you have any questions concerning the items contained herein, please call.

Yours very truly,

John D. Gist
Senior Planner

JDG:rms

cc: Urban Renewal Agency, % Gary Roush, Operations Officer
107 South Main 67202

Wichita Eagle - June 19, 1970

Drainage Woes Delay Industrial Park Plat

Members of the Metropolitan Area Planning Commission subdivision committee gave a close look Thursday to the sketch plat of urban renewal's 150-acre North Industrial Park, and pointed out a multitude of thorny problems which could delay the development.

Committee members said providing adequate drainage and street layout will be two of the top priorities Urban Renewal Agency (URA) officials and K. O. Taylor, consulting engineer, face over the next year in preparing a plat for final approval.

M. S. MITCHELL, city flood control supervisor, said even with the construction of a major drainage project from about 18th and the Chisholm Creek north through the industrial park, there will still be serious drainage problems in portions of the park.

The industrial park is roughly bounded by 25th on the south, Broadway on the west, 29th on the north and the Missouri Pacific railroad tracks on the east.

Mitchell and Dick Linn, city chief design engineer, said both street access and drainage problems are created by the Rock Island and Missouri Pacific railroad tracks cutting through the southeast portion of the park.

PHASE I of the North End drainage project, probably to be built next year, will not solve this problem, although an east-west drainage channel, to be constructed at a later date, will ease the flooding somewhat, Mitchell said.

Linn said there needs to be some connection of north-south roads, such as Cleveland and Washington, with streets in the park going north to 29th and east to Hydraulic.

ROBERT LAKIN, planning director, pointed out the city will begin soon a study of possible alternate routing for the North Wichita Thruway, now slated to follow 25th from the Little Arkansas River to a point east of Broadway. Selection of an alternate could prompt eliminating the URA proposed street layout and starting all over, he said.

Mitchell said he would not recommend platting the park just on the basis of construction drawings. Changes in street design and drainage easements might be necessary after the drainage project is completed, he said.

Right of way easements for streets and drainage on property to the south not owned by URA, and negotiations with the railroads to discuss relocation of facilities and purchase of right of way, are other hurdles to be conquered, committee members said.

IN OTHER ACTION, the committee approved the final plat of a mobile home park located on a 49-acre site northeast of 61st North and U.S. 81.

The committee referred back to the planning commission without changes the final plat of the Scott Stuckey addition, a one acre site south of 47th North between Madison and the Kansas Turnpike.

The planning commission had referred the plat to the subdivision committee in hopes of resolving the claims of an adjacent property owner that access through the Stuckey addition was needed to prevent landlocking the adjacent property.

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: NORTH INDUSTRIAL PARK

General Location: SO. OF 29TH ST. $\frac{1}{4}$ MILE EAST OF BROADWAY AVE.

Name of Property Owner: URBAN RENEWAL AGENCY

Address: 107 S MAIN Phone: 262-0611

Name of Subdivider: URBAN RENEWAL AGENCY

Address: 107 S MAIN Phone: 262-0611

Name of Agent/Surveyor: K.O. TAYLOR, P.E.

Address: 1542 S. ST. FRANCIS Phone: 264-4072

Date of Application: JUNE 3, 1970

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 122.8 ACRES ±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 36
 - Other _____
3. Total Number of Lots 36
3. Minimum Lot Frontage 150 ft.
4. Minimum Lot Area 40,000 SQ. ft.
5. Existing Zoning _____
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 125' R/W 260 ft.
 - b. 100' R/W 3250 ft.
 - c. 50 R/W 1720 ft.
 - d. 30 R/W 3840 ft.
 - e. 105 R/W 400 ft.
 - TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply YES (Yes-No), Name CITY OF WICHITA
10. Public Sanitary Sewers YES (Yes-No), Name CITY OF WICHITA
11. Health Department Approval (where applicable) NO (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

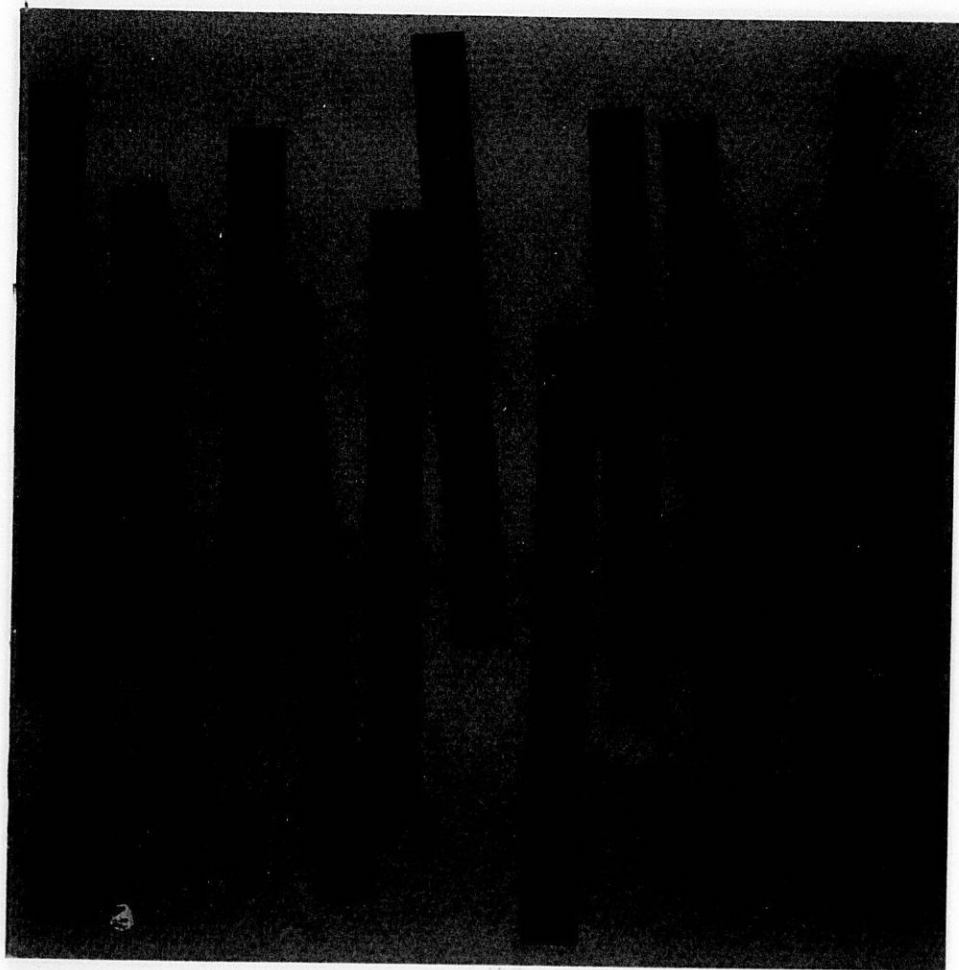
Owner's Signature: Dauid Roush
Operation Officer

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]
Date 6/8/70
Fee Submitted None
Required

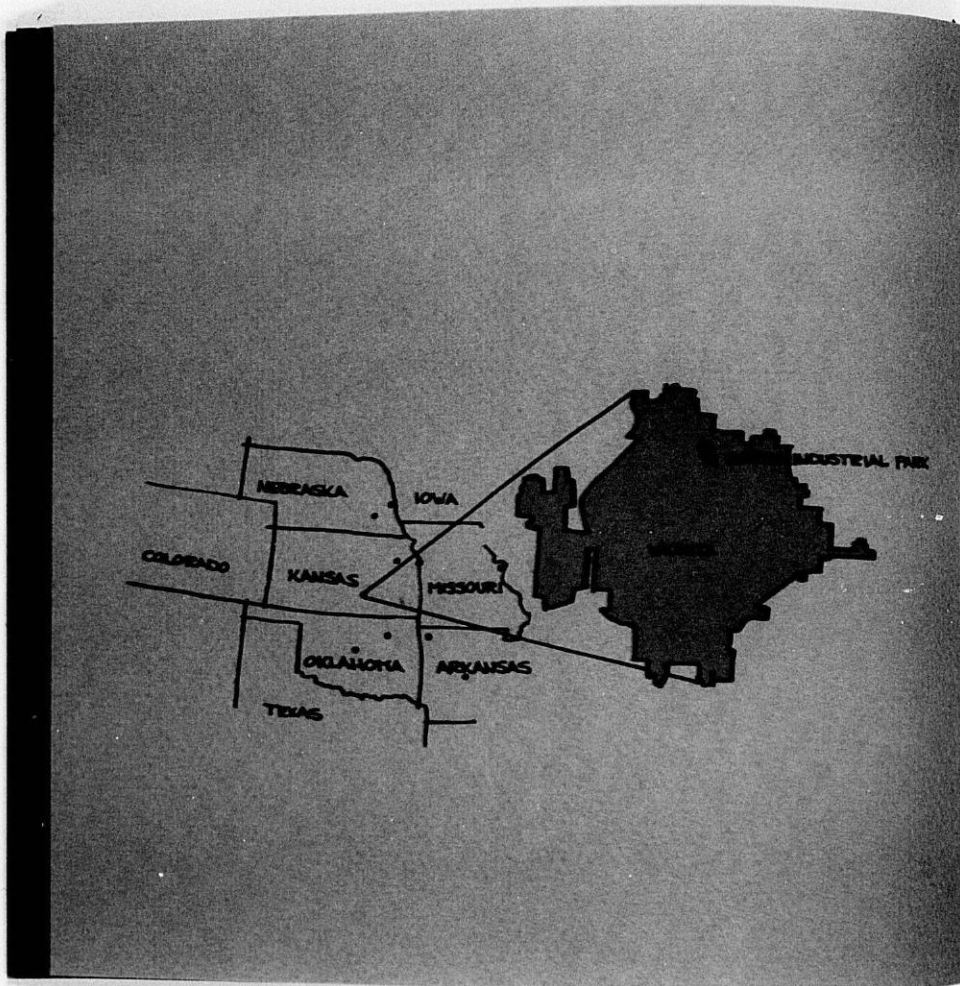
T9-301B (10-68)





W

Company growth depends on long-range planning. While moving into an industrial park will not guarantee profits, it can often help. Combine your planning with our park to cut your overhead costs. Here's an industrial park that will work for you.



Wichita is the center of a midwestern region serving as a hub for activities in four states. Populous Kansas City lies 200 miles northeast by Turnpike and four other metropolitan areas are within a 300 mile radius.

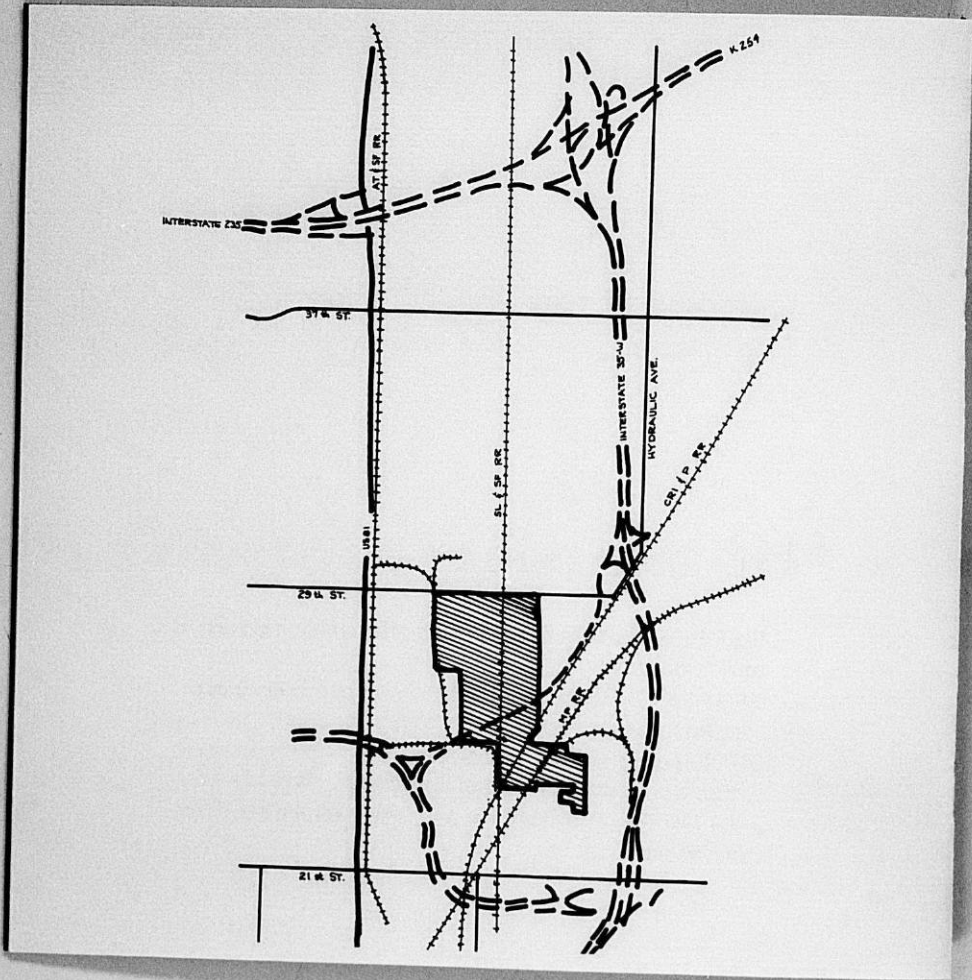
As the largest city in Kansas, Wichita is making the transition from an agricultural to an industrial economy. The city will grow 47% by 1980. Why not grow with us?

Wichita offers the industrialist:

- . a skilled labor force as a result of aircraft and allied fields manufacturing;
- . industrial revenue bond financing;
- . favorable in-transit rates and privileges for manufactures;
- . a modern municipal airport with passenger and freight service from four carriers;
- . 24 truck lines operating interstate.

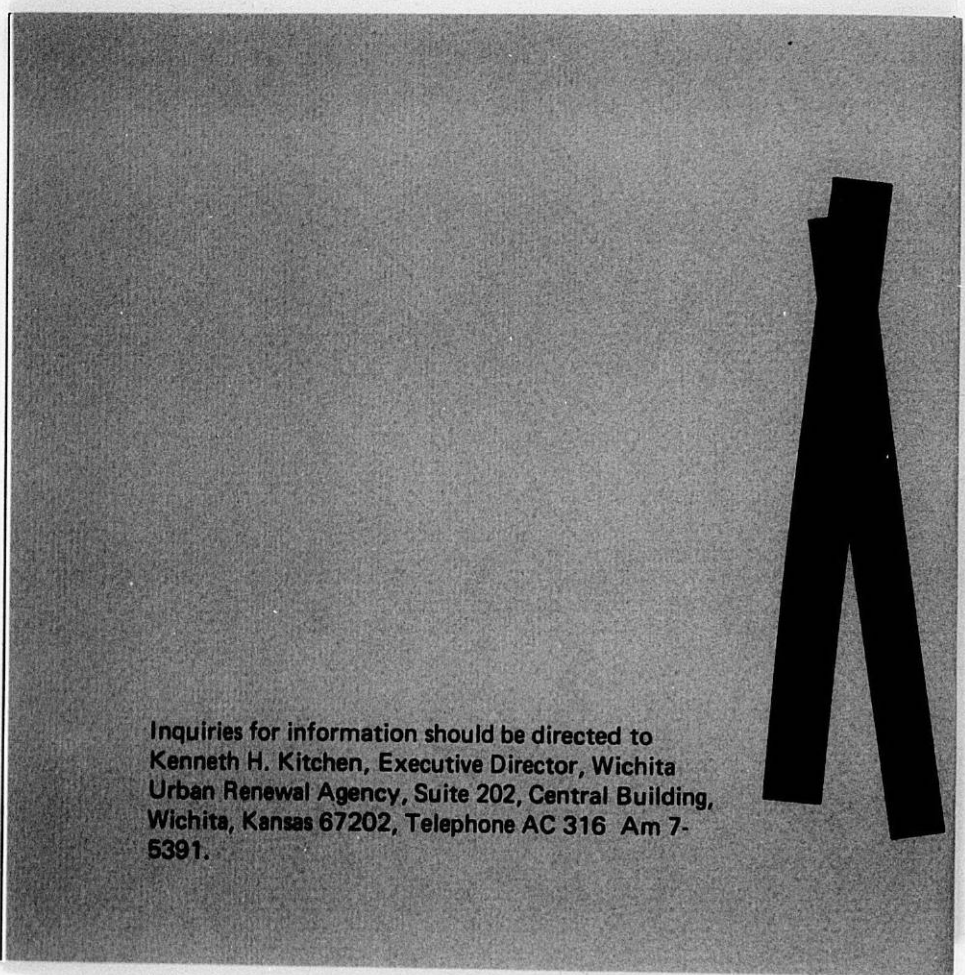
North Industrial Park

- has 155.9 acres for development allowing a high degree of flexibility
- complete utilities, streets, and sewers without special assessment
- adjacent commercial development
- within 3 miles of the central core
- a fire station in the project will be equipped for industrial service



North Industrial Park, surrounded by major highways and interchanges for Interstate 35 W at either end of the project, simplifies trucking.

The airport is 15 minutes away by expressways. Railyards for Sante Fe, Rock Island and Missouri Pacific are in close proximity and the main line of the Frisco runs through the park. In addition, trackage of the Wichita Terminal Railway Association passes through the area making shipping and receiving one less concern.



Inquiries for information should be directed to
Kenneth H. Kitchen, Executive Director, Wichita
Urban Renewal Agency, Suite 202, Central Building,
Wichita, Kansas 67202, Telephone AC 316 Am 7-
5391.