

**S/D 94-18 KELLOGG WEST SQUARE ADDITION Revised Final Plat**  
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**notary's signature.**

- 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.**

**METROPOLITAN AREA PLANNING COMMISSION**

May 19, 1994

STAFF REPORT

(Revised Final Plat Approved 5/12/94, Final Plat Approved 3/17/94)

CASE NUMBER: S/D 94-18 KELLOGG WEST SQUARE ADDITION

OWNER/APPLICANT: Innovative Developers, Inc., Fort Worth Club Tower, Penthouse II - Suite J, 777 Taylor Street, Fort Worth, Texas 76102-4919

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc, 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of Kellogg and west of Tracy

SITE SIZE: 3.13 Acres

NUMBER OF LOTS

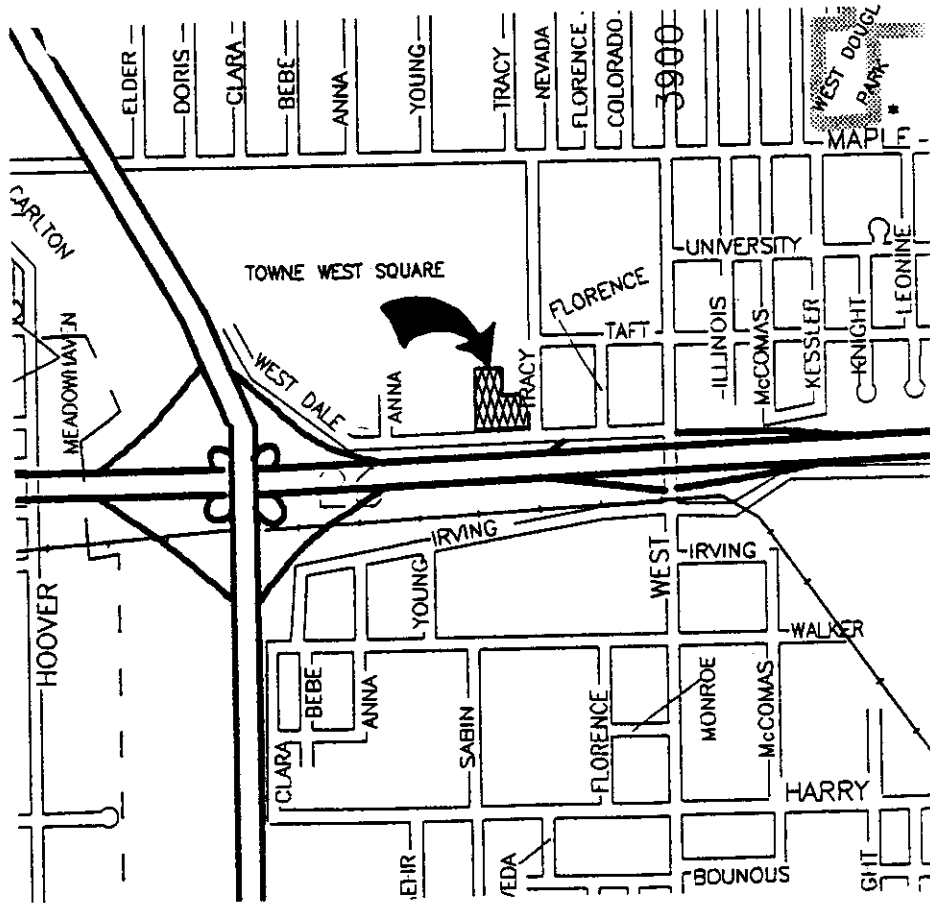
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 38,939 sq. ft.

CURRENT ZONING: "E"

VICINITY MAP:

*FILE COPY*



**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any abandonment or relocation of existing facilities.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be part of site development.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based on this revised plat, Lot 1 will not have adequate access to a public street. The applicant shall either provide proof that this site has an acceptable, legally established means of access to a public street or the applicant shall establish or obtain such access. Proof of such access shall be provided to Planning. If an easement is to be provided on this site, such easement needs to be shown on the final plat tracing.
- F. Kellogg Drive along the east line of Lots 2 and 1 is a dedicated public street and consequently a building setback is expected adjacent to this street. While a 35-foot setback may not be needed, a 20-foot setback shall be platted on Lots 1 & 2, adjacent to Kellogg Drive.
- G. If this plat is vacating any easements, setbacks, etc., the surveyor's text should reference such replatting by noting K.S.A. 512(b) as amended.
- H. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that any portion of the building in the southeast corner of Lot 3, shown as presently encroaching street right-of-way has been removed or is planned to be removed shortly.
- I. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner.
- J. The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to review of such a binder and any relevant conditions noted in the binder. The binder that has been submitted for this plat is not only outdated, it is incomplete and does not include all of the area involved in this replat.
- K. As indicated by City Engineering, based on the drainage plan for this site, a cross-lot drainage agreement is required. Such an agreement shall be submitted to Engineering for review and approval and subsequently to Planning, with the final plat tracing, for recording.
- 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.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the



