

NOTE: An associated zone case (Z-3132 "B" and "BB" to "LC") has been approved for the west portion of this site, subject to replatting into one lot with the balance of the area leased to the Bulls-Eye Indoor Shooting Range, located at 1455 N. Terrace. A long, narrow building (27 feet wide) attached to the south end of the existing building is proposed which would allow for only a 9.5-foot building setback from Terrace at the closest point. This was discovered after the final plat prints were provided. Therefore, the agent is asking for permission to revise the final plat tracing to show approximately an 87-foot length of setback line jogging around the existing and proposed building, rather than the 57-foot length now shown on the final plat prints. Planning staff has no objection to this change.

STAFF COMMENTS:

- A. Due to the residential designation of 14th Street and existing single-family homes north of this site, access to 14th Street from this commercial lot should be limited. The final plat tracing shall grant access control to 14th Street except for one opening. The westernmost opening of the two existing openings on 14th Street shall be closed and the curb reconstructed as part of site redevelopment. Also, any existing openings on Terrace Drive which are not to be utilized shall be satisfactorily closed as part of site development.
- B. A sidewalk exists on Terrace Drive and on the east portion of this lot's 14th Street frontage. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on that portion of this lot's 14th Street frontage which does not presently have a sidewalk. The walk shall be constructed at the time of further development on this lot.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. The final plat tracing shall show John McKay as MAPC Chairman.
- F. Recording of the plat within 30 days after approval by the City Council.

Note: This plat has been submitted in final form only.

METROPOLITAN AREA PLANNING COMMISSION

October 6, 1994

STAFF REPORT
(Final Plat Approved 9/29/94)

CASE NUMBER: S/D 94-71 KEN-MAR SECOND ADDITION

OWNER/APPLICANT: W. A. Michaelis, Jr., 211 N. Broadway, Wichita, KS 67202

CONTRACT PURCHASER: Bill Vinduska, 1455 N. Terrace, Wichita, KS 67208

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 14th Street and west of Terrace

SITE SIZE: 1.75 ± acres

NUMBER OF LOTS

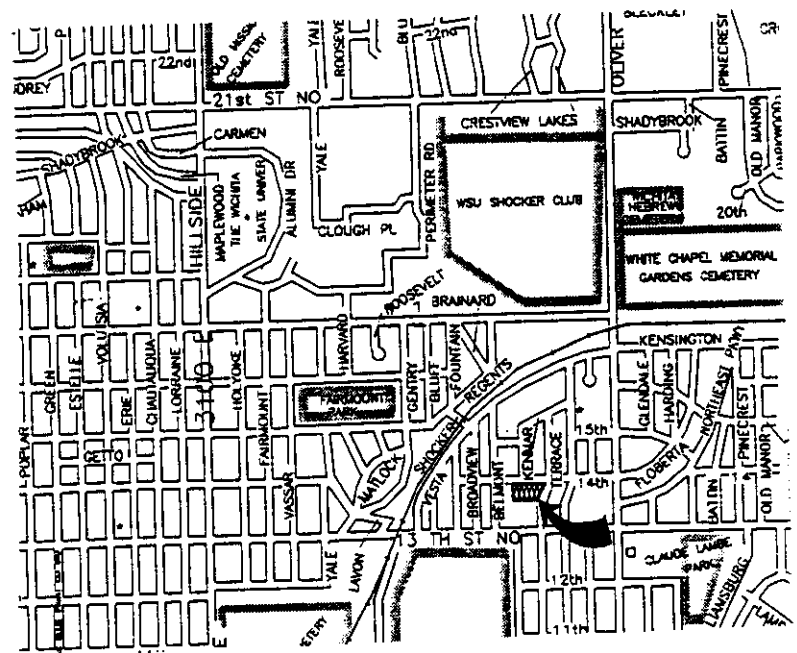
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.75 ± acres

CURRENT ZONING: B, BB, LC & C

PROPOSED ZONING: LC & C (Z-3132)

VICINITY MAP:



S/D 94 - 71 KEN-MAR SECOND ADDITION Final Plat
Page 2 - September 30, 1994

which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, October 6, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Principal Planner

LO:rh

Enclosure: Marked Copy of plat

cc: W. A. Michaelis, Jr., 211 N. Broadway, Wichita, KS 67202
Bill Vinduska, 1455 N. Terrace, Wichita, KS 67208
Mike Lindebak, City Engineer



**METROPOLITAN AREA PLANNING
DEPARTMENT**

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

September 30, 1994

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

Re: S/D 94-71 KEN-MAR SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 29, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Due to the residential designation of 14th Street and existing single-family homes north of this site, access to 14th Street from this commercial lot should be limited. The final plat tracing shall grant access control to 14th Street except for one opening. The westernmost opening of the two existing openings on 14th Street shall be closed and the curb reconstructed as part of site redevelopment. Also, any existing openings on Terrace Drive which are not to be utilized shall be satisfactorily closed as part of site development.
- B. A sidewalk exists on Terrace Drive and on the east portion of this lot's 14th Street frontage. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on that portion of this lot's 14th Street frontage which does not presently have a sidewalk. The walk shall be constructed at the time of further development on this lot.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. The final plat tracing shall show John McKay as MAPC Chairman.
- F. Recording of the plat within 30 days after approval by the City Council.

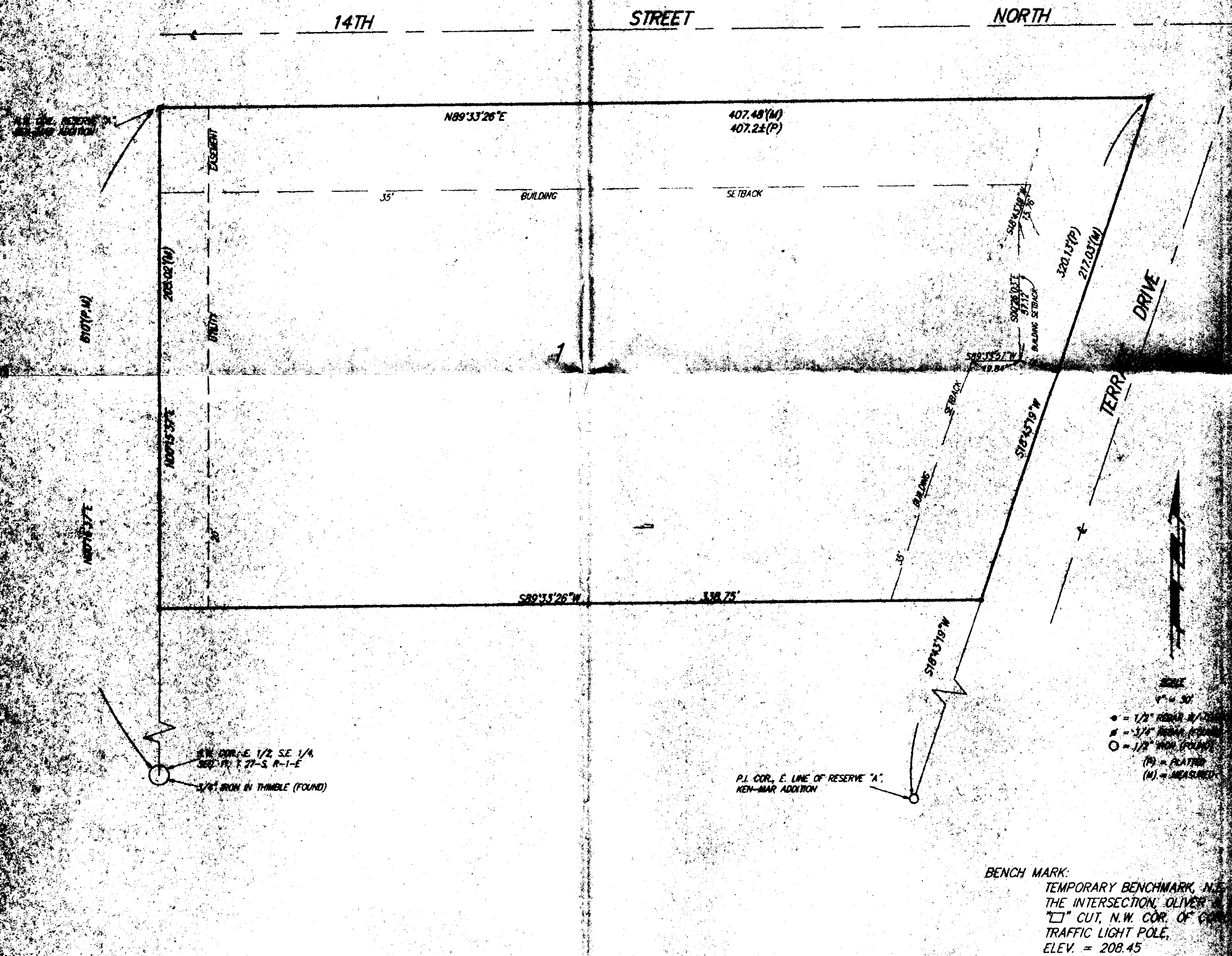
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates

OFFICE COPY
DO NOT REMOVE

KEN-MAR 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9-29-94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-30-94



State of Kansas) SS. We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "KEN-MAR 2ND ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a part of the north
205 feet of Reserve "A", "KEN-MAR" Addition to Wichita, Kansas.

All being situated in the SE 1/4 of Sec. 11, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns
Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a lot to be known as "KEN-MAR 2ND ADDITION",
Wichita, Sedgwick County, Kansas. The utility easement is hereby
granted as indicated for the construction and maintenance of all
public utilities.

Michaelis Real Estate #2, L.L.C.

W. A. Michaelis, Jr.
President

State of Kansas) SS. The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1994, by W. A. Michaelis, Jr.,
President of Michaelis Real Estate #2 L.L.C., on behalf of the Company.

My App't. Exp. _____

This plat of "KEN-MAR 2ND ADDITION",
to Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

James B. Miner
Chairman

Martin S. Knaul
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1994.

Elmo Broadfoot
Mayor

Pat Burnett

Entered on transfer record this _____ day
of _____, 1994.

Susan E. Crockett-Spicer
County Clerk

State of Kansas) SS. This is to certify that this plat was
Sedgwick County) filed for record in the office of the Register of Deeds
of _____, 1994, at _____ o'clock _____ M. and is duly recorded.

Pat Kettler
Register of Deeds

Ed Reso
Deputy