

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-7

March 14, 1991

STAFF REPORT

(Final Plat Approved 3/7/91; Preliminary Plat Approved 2/7/91)

CASE NUMBER: S/D 91-7 - KILLARNEY SECOND ADDITION

OWNER/APPLICANT: Killarney Investments Inc., 224 E. Douglas
Suite 333, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Mid-Kansas
Engineering Co., 3500 N. Rock Rd., Bldg. 800,
Wichita, KS 67226

LOCATION: Northwest corner of 30th Street North and Rock
Rd.

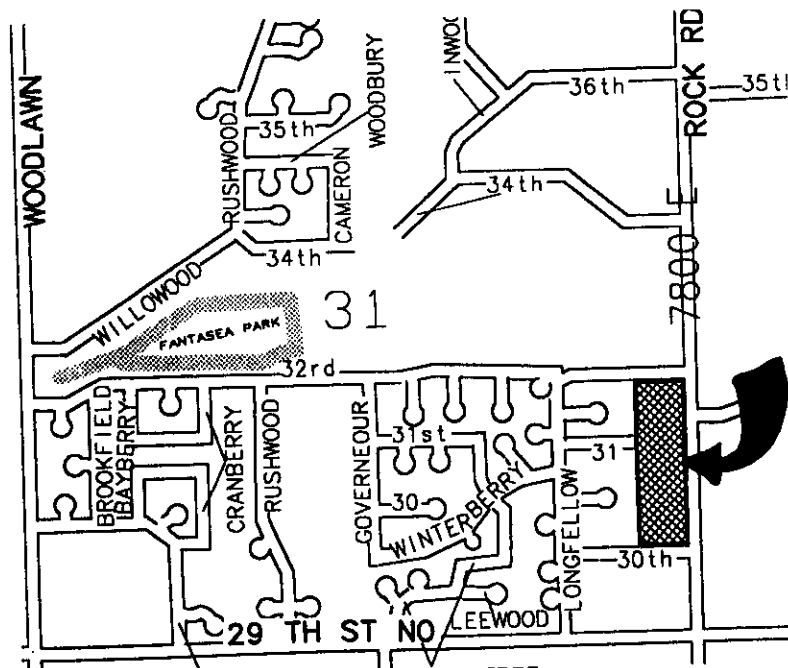
SITE SIZE: 9.1 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 7
Industrial:
Total: 7

MINIMUM LOT AREA: 22,910 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:

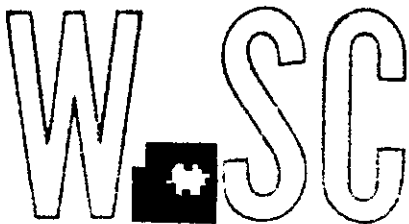


NOTE: This plat is associated with a Community Unit Plan (C.U.P.) (DP-158), which was approved by the Wichita City Council on June 24, 1986. The site is also a replat of the Killarney First Addition and involves Parcel 1 of the C.U.P. which correspond to Lots 1-7 of the plat.

STAFF COMMENTS:

- A. A guarantee for the extension of sanitary sewer will need to be provided to serve Lot 1.
- B. Approval of this plat is subject to the conditions of the associated C.U.P.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the final plat, access control is to be restricted to 5 openings along Rock Rd.
- E. The plattor's text shall delete the reference to joint access along 30th Street.
- F. Access control to Rock Road on the face of the plat is confusing and should more specifically delineate the location of the five openings such as the joint access area or the south line of Lot 5.
- G. The face of the plat should be amended to indicate complete access control along the west line of Lot 5, as being to "31st Street North" (ie. the cul-de-sac).
- H. The final plat tracing should more clearly indicate the 60 foot right-of-way for Rock Road.
- I. The applicant needs to submit a copy of the joint access easement between Lots 3 and 4 to the Planning Department for approval. The final plat tracing should show the film and page of the recorded easement on the face of the plat and reference it in the plattor's text.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. 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.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

March 15, 1991

Greg Allison
Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 91-7 Killarney 2nd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 8, 1991.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Killarney Investments Inc., 224 E. Douglas, Suite 333,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT OF

FINAL PLAT

KILLARNEY SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/1/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/8/91

AMOCO OIL COMPANY

By: _____

STATE OF _____ ss:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 1991,
before me a Notary Public in and for said State and County, came Amoco
Oil Company by _____
to be the same person who executed the foregoing instrument of writing
and duly acknowledged the execution of the same. In testimony whereof I
have hereunto set my hand and affixed my notarial seal the day and year
above written.

_____, Notary Public

My Appointment Expires: _____

We, Banca Della Svizzera Italiana, mortgagee on the above described
property, do hereby consent to the plat of "Killarney Second Addition".

BANCA DELLA SVIZZERA ITALIANA

By: _____

W. Harvey Glover, Vice President

STATE OF _____ ss:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 1991,
before me a Notary Public in and for said State and County, came the
Banca Della Svizzera Italiana, by W. Harvey Glover, Vice President
to be the same person who executed the foregoing instrument of writing
and duly acknowledged the execution of the same. In testimony whereof I
have hereunto set my hand and affixed my notarial seal the day and year
above written.

_____, Notary Public

My Appointment Expires: _____

We, Commerce Bank of Kansas City, N.A., mortgagee on the above described
property, do hereby consent to the plat of "Killarney Second Addition".

COMMERCE BANK OF KANSAS CITY, N.A.

By: _____

STATE OF _____ ss:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 1991,
before me a Notary Public in and for said State and County, came the
Commerce Bank of Kansas City, N.A. by _____
to be the same person who executed the foregoing instru-
ment of writing and duly acknowledged the execution of the same. In
testimony whereof I have hereunto set my hand and affixed my notarial
seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

We, Kansas State Bank and Trust Company, mortgagee on the above described
property, do hereby consent to the plat of "Killarney Second Addition".

KANSAS STATE BANK AND TRUST COMPANY

By: _____

STATE OF _____ ss:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 1991,
before me a Notary Public in and for said State and County, came the
Kansas State Bank and Trust Company by _____
to be the same person who executed the foregoing instru-
ment of writing and duly acknowledged the execution of the same. In
testimony whereof I have hereunto set my hand and affixed my notarial
seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "KILLARNEY SECOND ADDITION" has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day of _____, 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

George Sherman

_____, Secretary

Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by
the City Council of the City of Wichita, Kansas, this _____ day of _____
_____, 1991.

_____, Mayor

Bob Knight

_____, Deputy City Clerk

Pat Burnett

Entered on transfer record this _____ day of _____, 1991.

_____, County Clerk

Don Wright

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

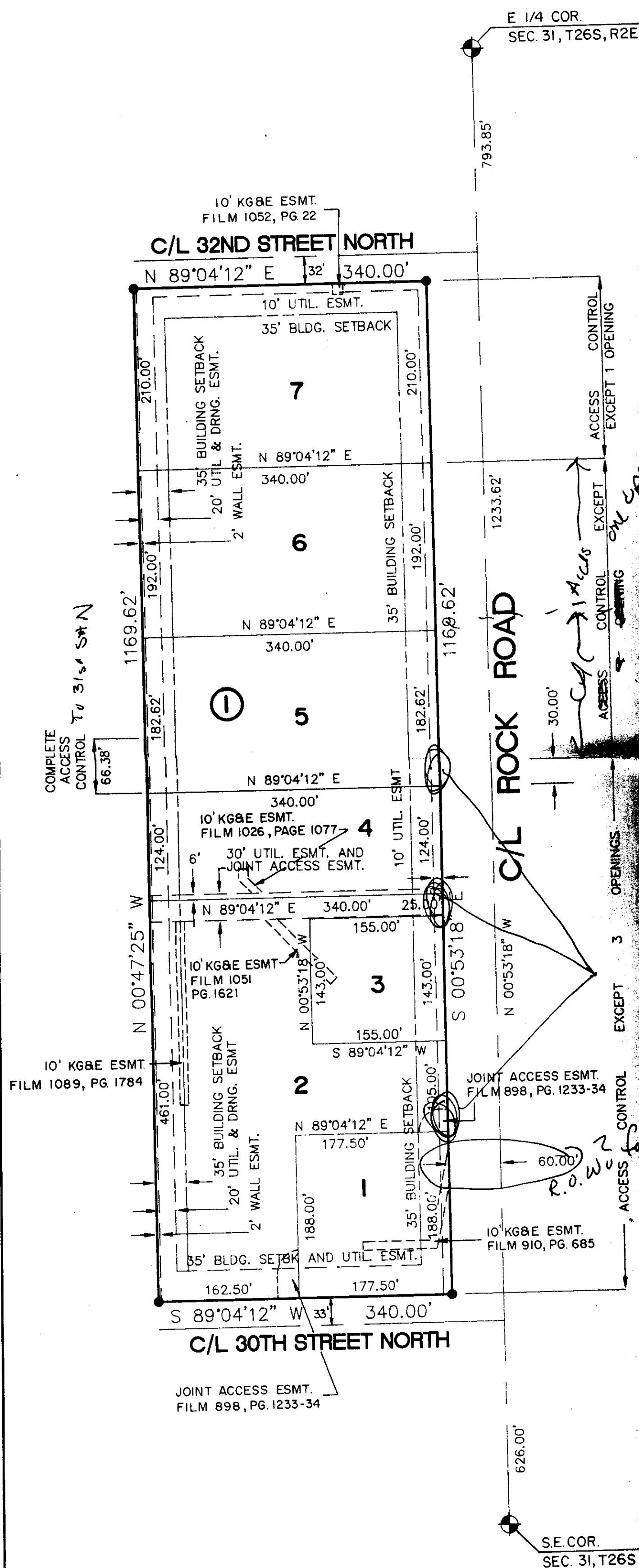
This is to certify that this instrument was filed for record in the
Register of Deeds office this _____ day of _____, 1991.

_____, Register of Deeds

Pat Kettler

_____, Deputy

Ed Resa



I, Kenneth H. Bengtson, a Civil Engineer and Licensed Land Surveyor in
Kansas, do hereby certify that I have been in responsible charge of
surveying and platting of "KILLARNEY SECOND ADDITION" an addition to
Wichita, Sedgwick County, Kansas, into Lots, and Block, the same being
accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 31, Township
26 South, Range 2 East of the 6th P.M., more particularly described as
follows:

A replat of Lot 1, Block 1, Killarney First Addition, an addition to
Wichita, Sedgwick County, Kansas.

Access control to Rock Road within the above described property is
vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best
of my knowledge and belief this _____ day of _____, 1991.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

Know all men by these presents that we the undersigned property owners
of the land as above set forth in the Civil Engineers and Land Surveyor's
Certificate, have caused the same to be surveyed and platted into lots,
and a block, the same to be known as "KILLARNEY SECOND ADDITION" an
addition to Wichita, Sedgwick County, Kansas. Easements for the construction
and maintenance of drainage and public utilities, as indicated on
the accompanying plat, are hereby granted. A 2' wall easement as shown
along the west line of Block 1 is hereby platted for the construction
and maintenance of a private wall. Utilities may cross the wall easement.
All abutters rights of access to or from the West right-of-way
line of Rock Road and the East right-of-way line of 31st Street North
Circle are hereby granted to the City of Wichita, provided however, that
Lots 1 through 5 shall have access to Rock Road at three locations as
indicated on the face of the plat and as recorded on Access Agreement,
Film _____, Page _____, filed with the Sedgwick County Register of
Deeds; that Lots 6 and 7 shall have access to Rock Road at one location
each, as indicated on the face of the plat, Lots 1 and 2 shall also have
joint access at one location on 30th Street North as indicated on the
face of the plat and as recorded on Access Agreement, Film _____, Page _____,
filed with the Sedgwick County Register of Deeds.

KILLARNEY INVESTMENTS, INC.

By: _____

Virginia L. Ablah, President

STATE OF KANSAS

ss:

SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1991,
before me a Notary Public in and for said State and County, came Virginia
L. Ablah, President of Killarney Investments, Inc., to be the same
person who executed the foregoing instrument of writing and duly acknowledged
the execution of the same. In testimony whereof I have hereunto
set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____