

STAFF COMMENTS:

NOTE: An associated zone case (Z-2910) requesting "B" to "LC" zoning in the northwest corner was approved by the MAPC April 14, 1988. The City Council will review this May 10, 1988.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of municipal water to serve proposed Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the amount of right-of-way existing for adjacent Kellogg Drive shall be indicated. Also, the centerline of adjacent Kellogg (U.S. Highway 54) shall be indicated along with a half-street right-of-way dimension.
- E. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- F. On the final plat tracing, the Mayor's name (Sheldon Kamen) shall be printed below the signature line.
- G. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2910).
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

MAY 12, 1988

STAFF REPORT

CASE NUMBER: S/D 88-28 - TOY'S "R" US ADDITION

OWNER/APPLICANT: Four of Wichita, Inc., Attn: Gene Coombs,
421 E. Third, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the north side of Kellogg Drive, east of Anna.

SITE SIZE: 3.6 Acres

NUMBER OF LOTS:

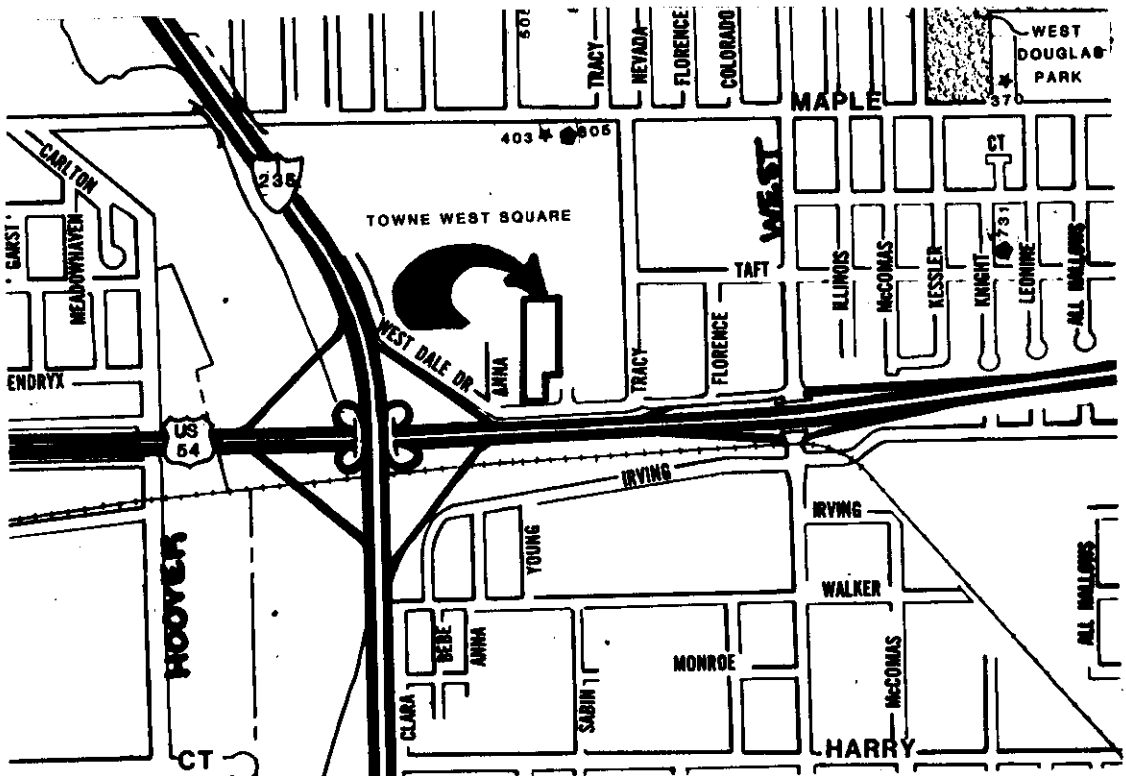
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 156,875.1 Sq. Ft.

CURRENT ZONING: "LC" and "B"

PROPOSED ZONING: "LC" (Z-2910)

VICINITY MAP:



OFFICE COPY
DO NOT REMOVE

FINAL PLAT

TOYS "R" US ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/5/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/6/88

State of Kansas } S.S. We, Baughman Company, P.A. Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we
have surveyed and platted "TOYS 'R' US ADDITION,"
Wichita, Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed, described as
and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and
12, together with vacated Hendryx Ave. adjacent on the
north and the W 1/2 of vacated Young Ave. adjacent on the
east, Homer R. Mosley Addition to Wichita, Sedgwick
County, Kansas, and the west 70 feet of Block 1, together
with vacated Hendryx Ave. adjacent on the north, the
E 1/2 of vacated Young Ave. adjacent on the west and
all of the vacated alley adjacent on the south, Homer
R. Mosley Second Addition to Wichita, Sedgwick County,
Kansas. Utility easements, street dedications and the
Alley dedication being vacated (and reconfirmed) by
virtue of K.S.A. 12-512 (b). All being situated in the NE 1/4
of Sec. 26, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas.

Date

Baughman Company, P.A.

Mark A. Savoy

Surveyor

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into lots and
street to be known as "TOYS 'R' US ADDITION," Wichita,
Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all
public utilities. The street is hereby dedicated to and
for the use of the public. All abutters rights of access
to or from Kellogg St. (U.S. 54 Highway) over and across
the south line of Kellogg Dr. are hereby granted to the
appropriate governing body City of Wichita

Owners: Toys "R" Us, Inc. Mike Schborough

Four of Wichita, Inc. Harry Pollack

State of New Jersey } ss. The foregoing instrument acknowledged
County of _____ } before me this _____ day of _____ 198____, by
Mike Schborough, _____ of Toys "R" Us, Inc., on
behalf of the corporation.

My Appt. Exp. _____ Notary Public

State of Florida } ss. The foregoing instrument acknowledged
County of _____ } before me this _____ day of _____ 198____, by
Harry Pollack, _____ of Four of Wichita, Inc., on
behalf of the corporation.

My Appt. Exp. _____ Notary Public

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

Dated this _____ day of _____ 198____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____
198____.

Sheldon Kamen Mayor

Dale E. Rao Deputy City Clerk

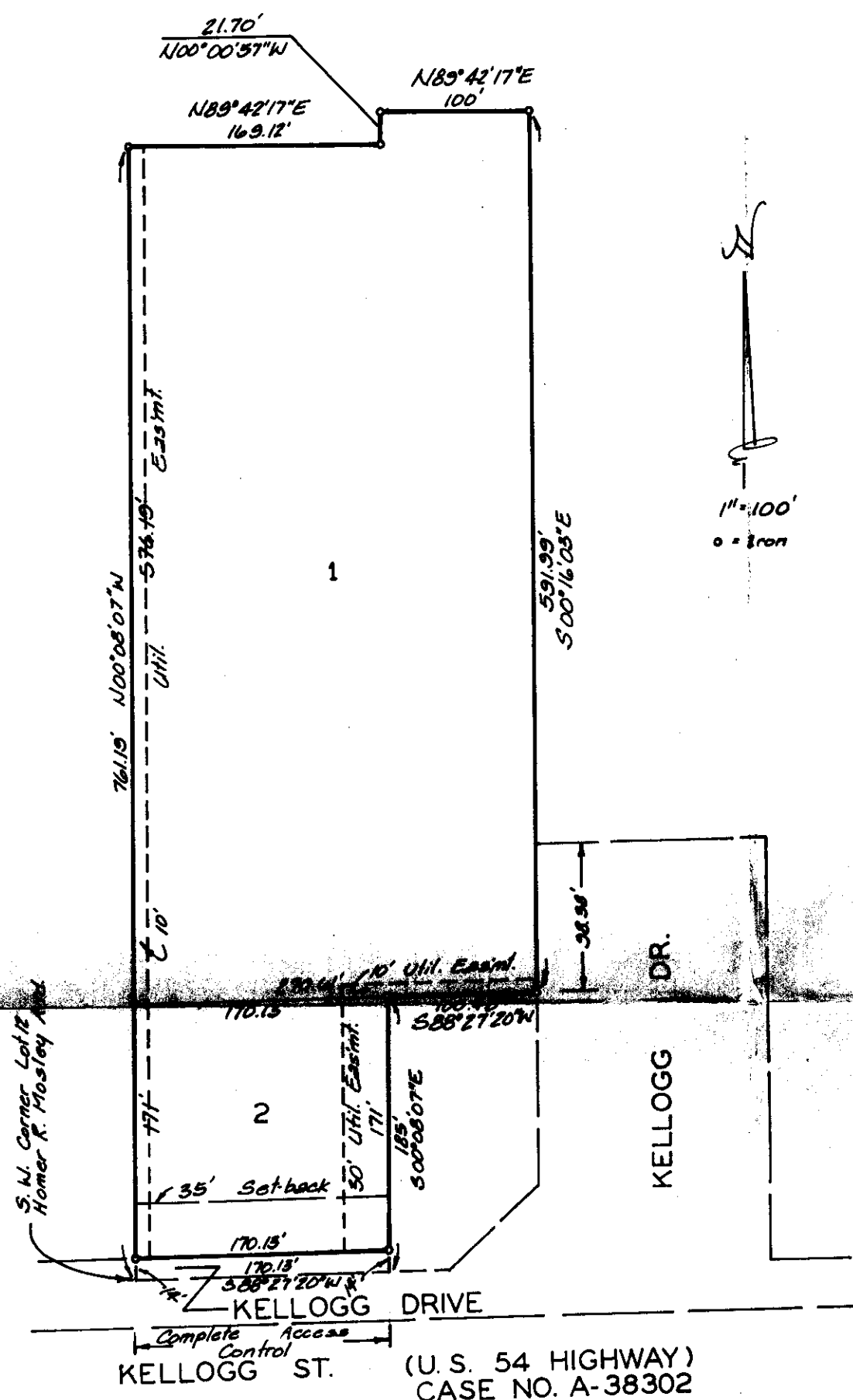
Entered on transfer record this
_____ day of _____ 198____.

Don Wright County Clerk

State of Kansas } ss. This is to certify that this plat
Sedgwick County } has been filed for record in the office of the
Register of Deeds this _____ day of _____
198____, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 12, 1988

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

Re: Final Plat S/D 88-28 - TOY'S "R" US ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 12, 1988, 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 May 6, 1988.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Four of Wichita, Inc., Attn: Gene Coombs, 421 E. Third,
Wichita, KS 67202

Lawrence R. Harder, 395 W. Passaic Street, Rochelle Park, NJ 07662
Bruce Dimmig, 1305 Walnut, Kansas City, MO 64106-2934

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