

SEDGWICK COUNTY



December 5, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4090

Baughman Company S/D 96-84
315 Ellis,
WICHITA, KS 67211

Re: S/D 96-84 SAGERTY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1996, 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 November 21, 1996.

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 and/or County Commission 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.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Bill and Yoshie Sagerty, 1801 Lexington, WICHITA, KS 67218
Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, MEMPHIS, TN
38103
Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, SPRINGFIELD, MO 65804
Mike Lindebak, City Engineer

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455 NORTH MAIN STREET
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November 21, 1996

Baughman Company S/D 96-84
315 Ellis,
WICHITA, KS 67211

Re: S/D 96-84 SAGERTY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. *Plat Major Baugh - has been done. - CK Vick*
The applicant shall guarantee the abandonment of sanitary sewer and provide a temporary easement for this sewer line or withhold completion of the plat until such time as sanitary sewer has been abandoned and approved by City Engineering.
- B. *How*
The final plat tracing, as determined necessary by City Engineering, shall show appropriate right-of-way for a turnaround to terminate Kansas Avenue *at this site's southeast corner.* If this right-of-way is to be provided off-site, such dedication by separate instrument shall be provided to Planning for processing with the plat.
guarantee of right now - Eng. didn't say. need to this time
A guarantee shall also be submitted for the installation of this turnaround.
- C. *OK CK*
The applicant shall guarantee the closure of driveways located in areas of complete access control and/or exceed the number of allowed openings [closure of two (2) openings to Hydraulic].
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated by Traffic Engineering 100 feet of complete access control shall be platted to Pawnee from Hydraulic, with 50 feet of complete access to Pawnee from the Railroad right-of-way east of this site. One opening to Pawnee will be allowed between these two (2) areas of complete access control.
- F. The final plat tracing may indicate the platting of the 35-foot building setback to Hydraulic through the existing buildings which encroach into the setback area. Central Inspection

has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. However, in regard to the building located in the utility easement, prior to this plat being released for recording, the applicant shall submit a letter indicating that the building has been removed.

- G. Unless the five (5) foot easement in the northwest quarter of this site was granted as a public easement, removal of the easement will require a release from the benefitting party. The applicant shall either provide such a release or document that the easement can be vacated through the platting process.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. For those utilities needing to be relocated due to this replat (KG&E-Gas and Southwestern Bell), the applicant shall submit letters from the utilities indicating that satisfactory arrangements have been made for such relocations.

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 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,

[Handwritten signature]

S/D 96 - 84 - Final Plat of the SAGERTY ADDITION

November 21, 1996

Page 3

December 5, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke at the end.

Don Losew

Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Bill and Yoshie Sagerty, 1801 Lexington, WICHITA, KS 67218
Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, MEMPHIS, TN
38103
Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, SPRINGFIELD, MO 65804
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-11

December 5, 1996

STAFF REPORT

(Final Plat Approved 11/21/96)

CASE NUMBER: S/D 96-84 - SAGERTY ADDITION

OWNER/APPLICANT: Bill and Yoshie Sagerty, 1801 Lexington, WICHITA, KS 67218

CONTRACT BUYER: Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, MEMPHIS, TN 38103

LESSEE: Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, SPRINGFIELD, MO 65804

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, WICHITA, KS 67211

LOCATION: South of Pawnee and east of Hydraulic

SITE SIZE: 1.42 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.22 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



STAFF COMMENTS:

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- B. The final plat tracing, as determined necessary by City Engineering, shall show appropriate right-of-way for a turnaround to terminate Kansas Avenue at this site's southeast corner. If this right-of-way is to be provided off-site, such dedication by separate instrument shall be provided to Planning for processing with the plat.

A guarantee shall also be submitted for the installation of this turnaround.
- C. The applicant shall guarantee the closure of driveways located in areas of complete access control and/or exceed the number of allowed openings [closure of two (2) openings to Hydraulic].
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- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. For those utilities needing to be relocated due to this replat (KG&E-Gas and Southwestern Bell), the applicant shall submit letters from the utilities indicating that satisfactory arrangements have been made for such relocations.

Larry Ross's stated reason for voting in the negative on this plat were: (1) from a safety standpoint, he had difficulty allowing any access along Pawnee, and (2) 150' from the centerline of the nearest railroad track is a requirement of the Subdivision Regulations and allowing less than 150' is a waiver of that requirement.