

NOTE: The applicant's request for "LC" zoning on the NW half of this site (Z-3099) has been approved by the City Council subject to replatting into one lot with Lot 1 of Kelley-Shaw Addition and covenanting to provide certain landscaping and screening along Arapaho as discussed by the applicant at MAPC. The City has agreed to release the north 30 feet of a 50' x 100' easement in the SW corner of this site, upon payment of an established release fee. The south 20 feet is being retained by the City for future street needs but a minor street privilege permit for the use of it for parking as well as for use of the south 10 feet of the balance of this site for parking and signs has just recently been obtained by this applicant.

**STAFF COMMENTS:**

- A. Since a portion of the property being included in this lot is still owned by the City, the applicant shall complete the purchase process by paying the purchase fee (\$760.00) so that the City can record the quit claim deed. This shall be completed prior to scheduling this plat for City Council review.
- B. In accordance with the requirement for landscaping and screening the Arapaho frontage, as discussed with MAPC during review of Z-3099, the applicant shall execute and submit the previously prepared covenant which provides for installation of a fence and a certain minimum amount of plant materials. This fully executed covenant shall be submitted to Planning prior to scheduling this plat for City Council review.
- C. The applicant shall guarantee the closure of the driveway to Arapaho. The guarantee shall provide for removal of the driveway within public right-of-way and construction of curb-and-gutter to close the driveway opening.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. 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.
- F. A minimum pad elevation, as determined by the City Engineer, shall be shown on the final plat tracing.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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 or agent shall provide the Planning Department with copies of the documents referenced in Items #10, 11, 14, 15 and 18 of Schedule B of the platting binder so it can be determined if any additional easement or right-of-way notations need to be shown on the plat tracing.
- J. No access to Central will be permitted across the "Exception".

**METROPOLITAN AREA PLANNING COMMISSION**

September 8, 1994

STAFF REPORT

(Final Plat Approved 9/1/94, Preliminary Plat Approved 5/26/94)

CASE NUMBER: S/D 94-27 STEVE KELLEY 3RD ADDITION

OWNER/APPLICANT: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223

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

LOCATION: East of the "Big Ditch" and north of Central Avenue

SITE SIZE: 0.94 Acre

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

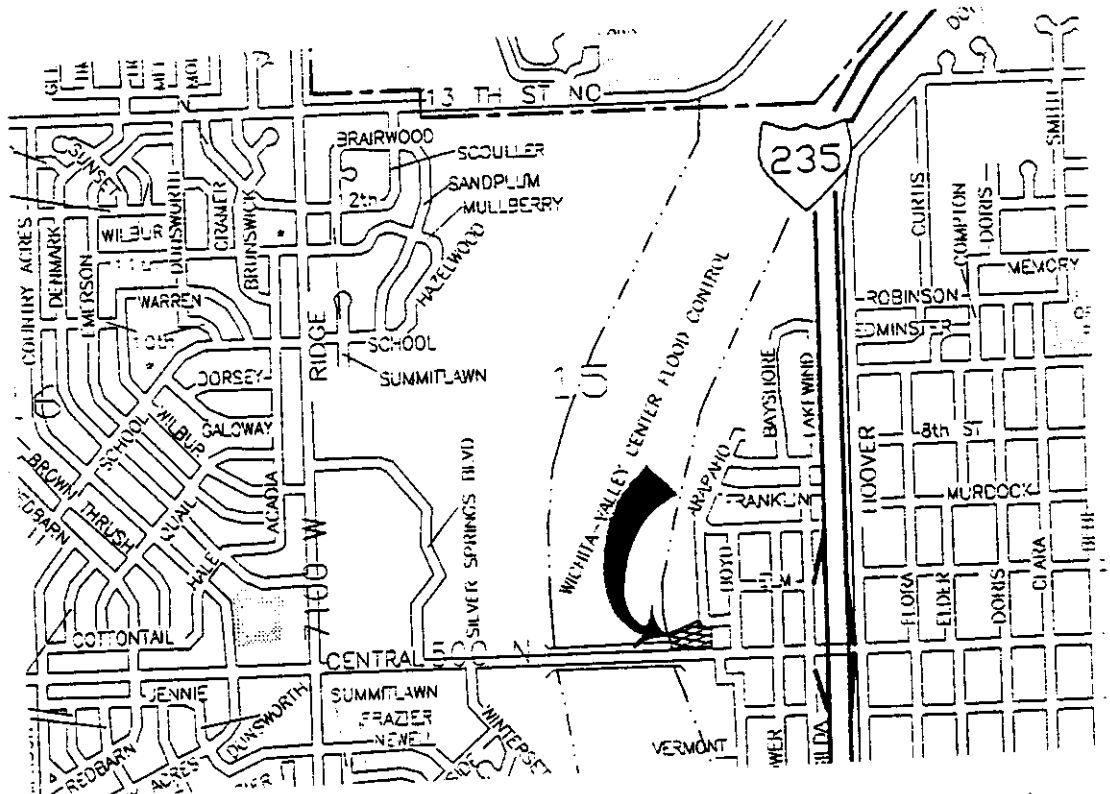
Total: 1

MINIMUM LOT AREA: .94 Acre

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-3099 and Z-3145)

VICINITY MAP:





**METROPOLITAN AREA PLANNING  
DEPARTMENT**

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 288-4421

September 9, 1994

**Baughman Company**  
315 Ellis  
Wichita, KS 67211

Re: S/D 94-27 - STEVE KELLEY 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 8, 1994, 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 September 2, 1994.

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.
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,

Louise Olivarez  
Principal Planner

LO:rh

cc: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223  
Mike Lindebak, City Engineer

DO NOT REMOVE

# STEVE KELLEY 3RD ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) and State do hereby certify that we have surveyed  
and platted "STEVE KELLEY 3RD 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 replat of Lot 1,  
Kelley-Shaw Addition, Wichita, Kansas, together with Lot 5, and  
part of Lot 4, described as commencing at the SW Corner of said  
Lot 4; thence East along the South Line of said Lot 4, a distance  
of 100 feet; thence North at a right angle, 20 feet to a point of  
beginning; thence North continuing along the last described line,  
30 feet; thence West parallel to the South Line of said Lot 4,  
to the Westerly Line of said Lot 4; thence Southwesterly on the  
Westerly Line of said Lot 4, to a point 20 feet North of the South  
Line of said Lot 4; thence East to the point of beginning, Block  
A, West Central Gardens Third Addition, Sedgwick County, Kansas.

All being situated in the SE1/4 of Sec. 15, Twp. 27-S,  
R-1-W 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, a Block, and a Reserve to be known as "STEVE  
KELLEY 3RD ADDITION", Wichita, Sedgwick County, Kansas. Reserve "A" is  
hereby reserved for landscaping purposes. Reserve "A" shall be owned and  
maintained by Lot 1. The utility easements are hereby granted as indicated  
for the construction and maintenance of all public utilities. All abutters  
rights of access to or from Central Avenue over and across the southern  
line of Lot 1, are hereby granted to the City of Wichita, Kansas, provided  
however, that Lot 1 shall have access at one location as shall be determined  
by the City Engineer of the City of Wichita. All abutters rights of access  
to or from Arapaho over and across the north line of Lot 1, are hereby  
granted to the City of Wichita, Kansas.

Stephen R. Kelley      Etta V. Kelley

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1994, by Stephen R. Kelley  
and Etta V. Kelley, husband and wife.

\_\_\_\_\_  
Notary Public

My App't. Exp. \_\_\_\_\_

We, Suburban West State Bank, holders of  
mortgages on the above described property do hereby consent to this  
plat of "STEVE KELLEY 3RD ADDITION", Wichita, Sedgwick County, Kansas.

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1994, by  
\_\_\_\_\_ of Suburban West State Bank  
on behalf of the bank.

\_\_\_\_\_  
Notary Public

My App't. Exp. \_\_\_\_\_

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 9-1-94 SUBJECT **FINAL PLAT**  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 9-2-94

This plat of "STEVE KELLEY 3RD ADDITION",  
Wichita, 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 D. Miner      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 \_\_\_\_\_, 1994.

\_\_\_\_\_  
Pat Burnett      City

Entered on transfer record this \_\_\_\_\_  
of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Susan E. Crockett-Spoon      County Clerk

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

\_\_\_\_\_  
Pat Kettler      Register of Deeds

\_\_\_\_\_  
Ed Reso      Deputy

