

S/D No.: 84-114 Name: E. M. STEVEN'S THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: On the south side of Kellogg Drive between Whittier and Calhoun

Owner: Edward M. Steven, et al

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.8 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area:
 4. Existing Zoning: LC
 5. Proposed Zoning: LC
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2612) requesting "AA" to "LC" has been approved for the southwest corner of this plat subject to replatting.

- A. The representative from the City Engineer's Office should be prepared to state how much right-of-way is required for Kellogg Drive adjacent to this lot. That is, how much right-of-way needs to exist for Kellogg and Kellogg Drive from the north line of Section 30 to the north line of this plat?
- B. Prior to submitting this plat for City Commission review, the applicant's surveyor shall be certain the final plat tracing accurately depicts the dedication of required street right-of-way for Kellogg Drive from this property.
- C. The final plat tracing shall dimension the width of the utility easement located in the southwest corner of the lot.
- D. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive in conjunction with further development of this site (commercial zoning). Staff recommends a waiver of the sidewalk required on adjacent Calhoun and Whitter Streets as these sidewalks would not tie into an existing sidewalk system to the south.
- E. The final plat tracing shall indicate "complete access control" to Kellogg across the north line of Kellogg Drive.
- F. The applicant is advised that the narrow residential width driveway to Whitter Road, located near the southwest corner of this plat, will need to be closed if it is not to be utilized as a part of this site's re-development.
- G. When E. M. Steven's 2nd Addition was platted, a 35-foot building setback from Whitter Road was established. Since this plat proposed to reduce this setback to 20 feet, the engineer's text on the final plat tracing shall reference K.S.A. 12-512(b).
- H. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

DATE: October 21, 1985

TO: Donald C. Gisick, City Clerk

FROM: Jack H. Galbraith, Chief Planner

**SUBJECT: Z-2612 - "AA" to "LC" - On the east side of Whittier in an area
between Kellogg and Gilbert.**

On October 8, 1985, the Board of City Commissioners approved the plat of E. M. Steven's 3rd Addition and placed on first reading the associated zone change ordinance. Publication of the zoning ordinance was to be withheld until the plat was recorded.

The plat of E. M. Steven's 3rd Addition was recorded with the Register of Deeds on October 15, 1985, and, therefore, the ordinance establishing the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:blw

December 7, 1984

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 84-114 - Final Plat of E. M. Stevens Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ Prior to submitting this plat for City Commission review, the applicant's surveyor shall be certain the final plat tracing accurately depicts the dedication of required street right-of-way for Kellogg Drive from this property. *See sketch submitted 3/14/85 FCW*
- ~~B.~~ The final plat tracing shall dimension the width of the utility easement located in the southwest corner of the lot.
- ~~C.~~ The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed on Kellogg Drive in conjunction with further development of this site (commercial zoning). Staff recommends a waiver of the sidewalk required on adjacent Calhoun and Whitter Streets as these sidewalks would not tie into an existing sidewalk system to the south.
- ~~D.~~ The final plat tracing shall indicate "complete access control" to Kellogg across the north line of Kellogg Drive.
- ~~E.~~ The applicant is advised that the narrow residential width driveway to Whitter Road, located near the southwest corner of this plat, will need to be closed if it is not to be utilized as a part of this site's redevelopment.

received
certificate
9/19/85

Baughman Company, P.A.

Re: S/D 84-114 - Final Plat of E. M. Stevens Third Addition.

December 7, 1984

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X When E. M. Steven's 2nd Addition was platted, a 35-foot building setback from Whitter Road was established. Since this plat proposed to reduce this setback to 20 feet, the engineer's text on the final plat tracing shall reference K.S.A. 12-512(b).

- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, December 13, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Edward M. Steven, P. O. Box 18688, Wichita, KS 67218
Edward M. Steven, c/o Alan McHenry, 432 Corona, Denver, CO 80218
Mike Lindebak, City Engineer

