



Wichita-Sedgwick County Metropolitan Area Planning Department

June 24, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-67 -- One-Step Final Plat of Regency Park Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 24, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated June 18, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2004

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2004-67 -- One-Step Final Plat of Regency Park Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 18, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Petitions have been provided with the Regency Park Addition for sewer, water, drainage and paving improvements. *City Engineering requests new guarantees.*
- B. *Debt Management* has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. *City/County Engineering* needs to comment on the status of the applicant's drainage plan. *County Engineering requests a drainage plan.*
- E. *Traffic/County Engineering* needs to comment on the access controls. The plat proposes two openings along Greenwich Road. *The access controls are approved.*
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. *County Engineering* requests a guarantee for left and right turn lanes along Greenwich.
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- I. *GIS* has requested that 29th St. should be relabeled as 28th St. In addition "Regency Park St." should be labeled as "Regency Park".

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www.wichita.gov

- J. In accordance with the Protective Overlay, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- K. The proposed setbacks do not conform with the building setback lines which were established by the Protective Overlay. If the proposed setback reductions are approved with this plat, an adjustment to the Protective Overlay will be needed.
- L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- N. 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.)
- O. 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.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, June 24, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, AICP, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Regency Park of Wichita, LLC, 8100 E. 22nd St. No., Bldg. 1000, Wichita, KS 67226
Ten Oak Investments, LLC, 10640 SW Ashley Road, Augusta, KS 67226
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 6/17/04)

CASE NUMBER: SUB 2004-67 -- REGENCY PARK SECOND ADDITION

OWNER/APPLICANT: Regency Park of Wichita, LLC, 8100 E. 22nd St. N., Bldg. 1000,
Wichita, KS 67226; Ten Oak Investments, LLC, 10640 SW Ashley
Rd., Augusta, KS 67010-8174

SURVEYOR/ENGINEER: MKEC Engineering Consultants, 411 N. Webb Road, Wichita, KS
67206

LOCATION: South of 29th St. North, West side of Greenwich

SITE SIZE: 9.77 Acres

NUMBER OF LOTS

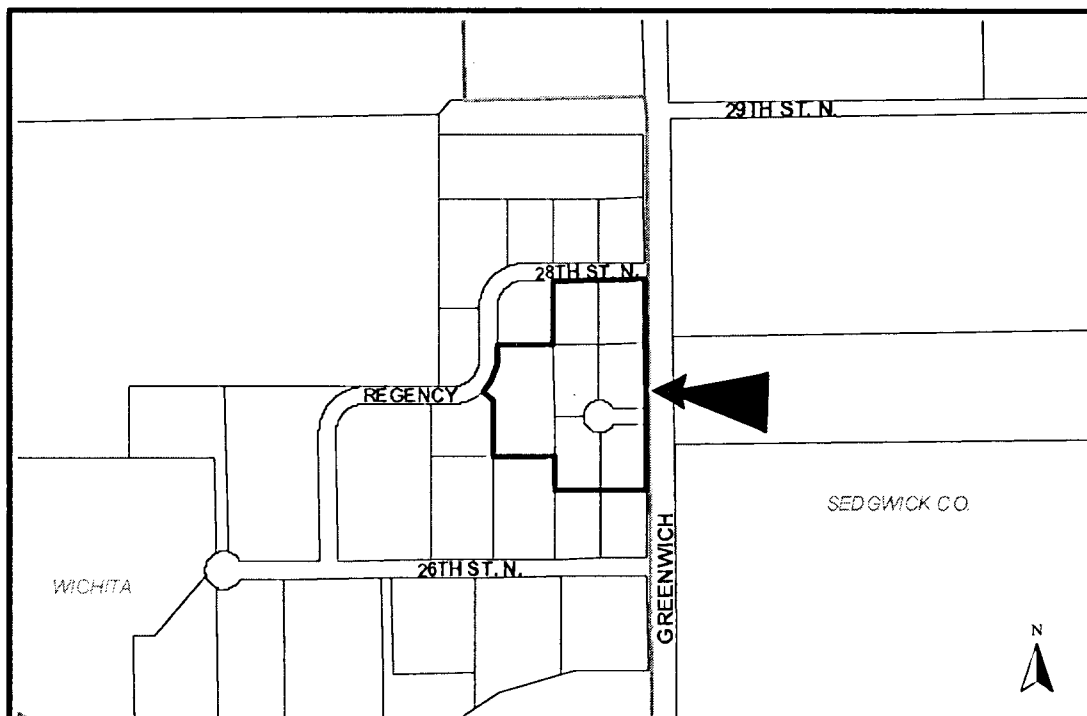
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 30,000 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Regency Park Addition which includes the vacation of 27th Circle. A Protective Overlay (P-O #13) was also approved for this site addressing uses, screening, setbacks and cross-lot circulation.

STAFF COMMENTS:

- A. Petitions have been provided with the Regency Park Addition for sewer, water, drainage and paving improvements. *City Engineering requests new guarantees.*
- B. **Debt Management** has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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SUB 2004-67 -- One-Step Final Plat of REGENCY PARK SECOND ADDITION
June 24, 2004 - Page 3

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