WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 26, 1998

Austin Miller, PA
Attn.: Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

S/D 98-65 - One-Step Final Plat of CARRIAGE HOUSE PLAZA 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 25, 1998, 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 June 19, 1998.

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, along with five (5) copies, 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.

4. Submission of a disk to the Planning Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Ginger Mesker Marital Trust, Attn.: Bill E. Mesker, 600 S. Tyler, Wichita, KS 67209
Joyce B. White Living Trust, Harold R. White Living Trust, Attn.: Harold White, 316 Fairway, Wichita, KS 67212
Misco Leasing, Inc., Attn.: Bud Beren, 155 N. Market, Suite 125, Wichita, KS 67202
Sherwood and Harper, Attn.: Roger Sherwood, P. O. Box 830, Wichita, KS 67201
CASCO Corp., Attn.: Dan Cutler, 10877 Watson Rd., St. Louis, MO 63127
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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June 19, 1998

Austin Miller, PA
Attn.: Tim Austin
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Wichita, KS 67211

S/D 98-65 - One-Step Final Plat of CARRIAGE HOUSE PLAZA 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 18, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. City Engineering needs to indicate the type of guarantees required for this site. *Easements will need to be platted to cover existing facilities (e.g. utilities, storm sewer, water line, sanitary sewer). A guarantee will be needed to guarantee the closure of the street return at the intersection of Robbins and Evergreen.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage easement will need to be platted to cover the proposed detention pond. A drainage guarantee is required.*

D. The plat denotes two access openings for Lot 1 along McCormick, and two access openings along Kellogg in accordance with the CUP. The CUP specifies that one opening along Kellogg shall be shared by Lots 1, 2 and 3, and the other opening shared by Lots 2 and 4. Distances should be shown for all segments of access control. The plattor's text shall note that the access controls are being dedicated to the City of Wichita. *The joint access openings need to be established by separate instrument. Traffic Engineering has required a 50-foot joint access opening between lots 2 and 4; and a 50-foot joint access opening between lots 2 and 3. The two openings serving Lot 1 shall line up with the*

driveways denoted in the CUP, and be separated by 100 feet of complete access control. Complete access control is also required along the site's frontage to Evergreen/Robbins and Topaz.

E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

F. The word "Plaza" should be added to the title of Sheet 2.

G. The name of the Deputy needs revised to read, "Linda Kizzire".

H. The legal description should be revised to read, "Section 28, Township 27S, Range 1W."

I. The final tracing should be submitted with a revised name as an Addition now exists with the name, "Carriage House Plaza Third Addition". This name shall be referenced in the owner's signature block.

J. The applicant shall submit an avigational easement covering all of the 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.

K. The final plat shall reference a tie point to a section corner and its distance to the plat.

L. Traffic Engineering needs to comment on the need for street improvements. In accordance with the CUP, the applicant shall guarantee a southbound left-turn lane at Tyler and Belview/McCormick and signalization of the intersection of Tyler and Belview/McCormick. *In addition, Traffic Engineering requires: a) the construction of a second westbound left turn lane at Kellogg and Tyler, b) the construction of a partial median closure at Kellogg and Reca prohibiting left turn and through movements from Reca, c) the marking of a westbound left turn lane at Belview/McCormick and Tyler, d) the construction of a five-lane section on Tyler from Belview/McCormick and Tyler, and e) construction of an eastbound left turn lane at Belview/McCormick and Tyler.*

M. The note on the face of the plat should be corrected to reference DP-50.

N. A CUP Certificate shall be submitted to Planning Staff for identifying the

approved CUP (referred as DP-50, Amendment #1) and its special conditions for development on this property.

O. In accordance with the CUP, a cross-lot circulation agreement is required assigning maintenance responsibilities.

P. 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.)

Q. 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.

R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S. 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.

T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

U. Perimeter closure computations shall be submitted with the final plat tracing.

V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

W. 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. ***KG&E and Southwestern Bell have requested additional easements.***

X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Y. The Applicant shall contact the adjoining landowner to the west abutting the half-street right-of-way for Evergreen in order that a vacation request can be submitted.

Z. Since the vacation of Evergreen has created an off-site stub street on the northeast line of the plat, a hammerhead turnaround needs to be platted adjoining Reserve I.

AA. City Engineering requests a contingent dedication of additional right-of-way along Kellogg on the southeast line of the plat for potential improvement of Kellogg to freeway standards.

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 25, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Ginger Mesker Marital Trust, Attn.: Bill E. Mesker, 600 S. Tyler, Wichita, KS 67209
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METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7.

June 25, 1998

STAFF REPORT
(One-Step Final Plat-Approved 06/18/98)

CASE NUMBER: S/D 98-65 - CARRIAGE HOUSE PLAZA THIRD ADDITION

OWNER/APPLICANT: Ginger Mesker Marital Trust, Attn: Bill E. Mesker, 600 S. Tyler, Wichita, KS 67209; Joyce B. White Living Trust, Harold R. White Living Trust, Attn: Harold White, 316 Fairway, Wichita, KS 67212; Misco Leasing, Inc., Attn: Bud Beren, 155 N. Market, Suite 125, Wichita, KS 67202

AGENT: Sherwood and Harper, Attn: Roger Sherwood, P.O. Box 830, Wichita, KS 67201; CASCO Corp, Attn: Dan Cutler, 10877 Watson Rd, St. Louis, MO 63127

SURVEYOR/ENGINEER: Austin Miller, PA, Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North side of Kellogg, East of Tyler

SITE SIZE: 24.0 acres

NUMBER OF LOTS

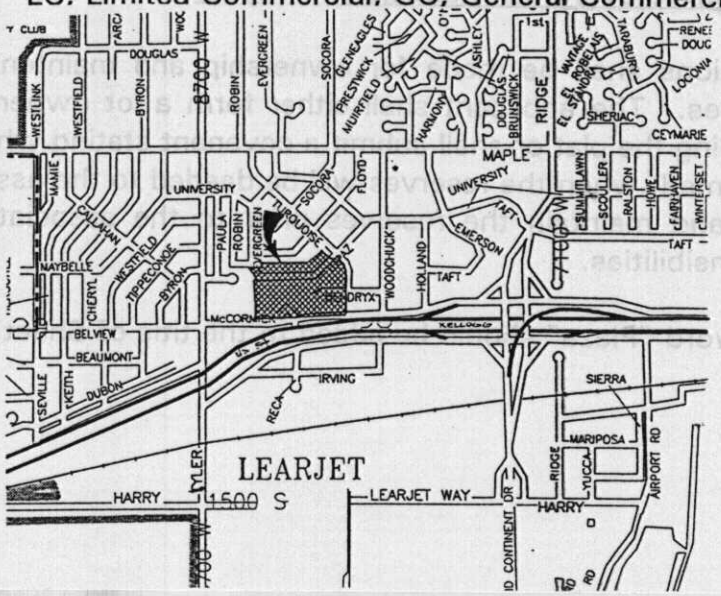
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: .57 acres

CURRENT ZONING: SF-6, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial; GC, General Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3275) from SF-6, Single-Family and LC, Limited Commercial to LC, Limited Commercial and GC, General Commercial subject to replatting. The site is also subject to the Carriage House CUP (DP-50, Amendment #1). This plat vacates a portion of McCormick and Evergreen Streets.

STAFF COMMENTS:

A. City Engineering needs to indicate the type of guarantees required for this site. *Easements will need to be platted to cover existing facilities (e.g. utilities, storm sewer, water line, sanitary sewer). A guarantee will be needed to guarantee the closure of the street return at the intersection of Robbins and Evergreen.*

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