SEDGWICK CO...TY

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

February 14, 1995

Professional Engineering Consultants
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: DP-92 Amendment #8 - Amendment to the Tallgrass Commercial and Office Park Community Unit Plan, and

Z-3111 - Zone change from the "BB" Office District to the "OC" Office Commercial District and "LC" Light Commercial Districts, located northeast of Tara Circle and 21st Street North.

We have received your February 8, 1995, request for a 3-month extension of platting time for the above-captioned zone change and community unit plan amendment. As you are aware, the platting deadline for the subject property was February 8, 1995.

On December 15, 1994, the Metropolitan Area Planning Commission approved The Shops at Tallgrass Addition (Final Plat), subject to conditions. We are not aware of any special problems that have been encountered which prevent the timely completion of a final plat for this site. However, we understand that you intend to submit the plat for consideration by the City Council within the next few weeks. As such, our signatures below indicate the granting of a 3-month extension of time to complete all platting necessary by zone case Z-3111. The new platting deadline is May 8, 1995. Every effort should be made to complete platting by that new deadline or the request will be considered denied and closed.

Marvin S. Krout
Director of Planning

Chris Cherches
City Manager

cc: Slawson Investment Co., c/o Larry Chambers, 104 S. Broadway, Suite 200, Wichita 67202
Office of Central Inspection

AGENDA ITEM NO. 3-2

METROPOLITAN AREA PLANNING COMMISSION

December 15, 1994

STAFF REPORT

(Final Plat Approved 12/8/94, Preliminary Plat Approved 10/27/94)

CASE NUMBER: S/D - 94-76 THE SHOPS AT TALLGRASS

OWNER/APPLICANT: Slawson Investment Corporation, c/o Larry A. Chambers, 104 S. Broadway - Suite 200, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

OTHER: Frank Sisson & Company, Inc., c/o Mr. Frank E. Sisson, II, P. O. Box 781282, Wichita, KS 67278

LOCATION: North of 21st and east of Rock

SITE SIZE: 6.49 Acres

NUMBER OF LOTS

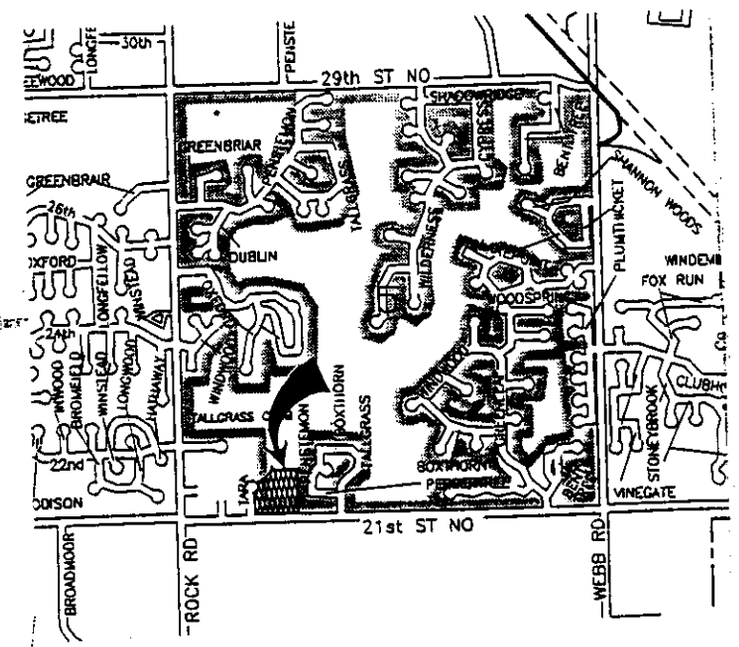
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.06 acres

CURRENT ZONING: "BB" and "LC"

PROPOSED ZONING: "OC" & "LC" (Z-3111) CUP DP-92 Amend. No. 8

VICINITY MAP:



NOTE: This site has been involved in a number of plats or replats. Originally, this site was platted as part of the Tallgrass Inn Addition. Subsequently, it was replatted as several lots (7) in the Tallgrass Commercial Addition. This plat is now reducing the number of lots to two (2). This site is also covered by a CUP, DP-92, Amendment #8 and corresponds to Parcel 6A of this CUP. Finally, a zone change (Z-3111) was approved for this site early in 1994. This zone change is for "LC" zoning for approximately the western 2/3rds of the site, with the remaining eastern portion (150 feet) being approved for "OC" zoning.

STAFF COMMENTS:

A. As indicated by City Engineering, new or revised guarantees for sanitary sewer, water, drainage, major entrance(s) in public right-of-way, etc. improvements need to be submitted or an agreement provided to redistribute the existing assessments.

B. As indicated by Traffic Engineering, guarantees shall be provided for an accel-decel lane and left-turn improvements to serve this site's access to and from both Tara Circle and the site's major entrance on 21st Street North. Also, 10-feet of additional right-of-way shall be provided for 21st Street adjacent to this site in order to provide for such improvements (final plat is showing the additional dedication).

C. Based upon the zoning adjacent to Tara Circle and the uses adjacent to or in the vicinity of Tara Circle, sidewalk should be provided along both sides of this street. A Sidewalk Certificate shall therefore be submitted requiring the installation of sidewalk along Tara Circle, adjacent to the west line of this plat.

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

E. On the final plat tracing, since this site is within the City of Wichita, the plattor's text shall be amended to indicate that access control is being dedicated to the City of Wichita.

F. Based on the platting binder, taxes for 1993 are still due for this site. This plat will not be released for recording until proof that both 1993 and 1994 taxes have been paid for this site.

G. As indicated by the platting binder, a sign easement and joint access easement for access to 21st St. North were created for the previous plat(s). These are privately created easements and cannot be vacated by virtue of a replat. Such easements need to either be shown on the final plat tracing or copies of recorded releases, indicating that the benefitting parties no longer require these easements, need to be submitted with the final plat tracing.

H. As indicated by City Engineering, a cross-lot drainage agreement shall be submitted, for recording, with the final plat tracing.

I. 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.

J. 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.

K. 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.

L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

THE SHOPS AT TALLGRASS ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE SHOPS AT TALLGRASS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING A REPLAT OF AND DESCRIBED AS: LOTS 6, 7, 8, 9, 10, 11, AND 12, BLOCK 1, TALLGRASS COMMERCIAL 5TH ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF LOTS 6, 7, 8, 9, 10, 11, AND 12, BLOCK 1, TALLGRASS COMMERCIAL 5TH ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYORS CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND A STREET; THE SAME TO BE KNOWN AS THE SHOPS AT TALLGRASS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED, HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION, SAID LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF WICHITA, KANSAS.

OWNER: SLAWSON INVESTMENT CORPORATION

BY: _____, PRESIDENT
LARRY A. CHAMBERS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT OF SLAWSON INVESTMENT CORPORATION TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES _____

WE, INTRUST BANK N.A. IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THE SHOPS AT TALLGRASS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

_____, VICE PRESIDENT
GAIL A. JOHNSON

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GAIL A. JOHNSON, VICE PRESIDENT OF INTRUST BANK N.A. IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR
ELMA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THIS _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/8/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-8-94

OFFICE COPY
DO NOT REMOVE

SCALE: 1" = 40'

● = IRON FOUND
○ = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL

B.M. #1 - CHISELED "□" CUT ON TOP OF EAST CURB ON TARA COURT NORTH OF 21ST STREET BEHIND DILLONS.
ELEV. = 210.90

B.M. #2 - CHISELED "□" CUT ON TOP OF NORTH CURB OF 22ND STREET NORTH IN FRONT OF FIRE HYDRANT IN COURT EAST OF ROCK ROAD.
ELEV. = 215.83

FOR ADDITIONAL SETBACKS SEE "DP-92" AMENDMENT NO. 8

- Plat Tax = AC & City of Wichita
- Proof of Payment 93 & 94 Taxes
- Sign & Joint Access Easements executed for Proceeding Plat = Prior shown on plat or given with seals (recorded)

