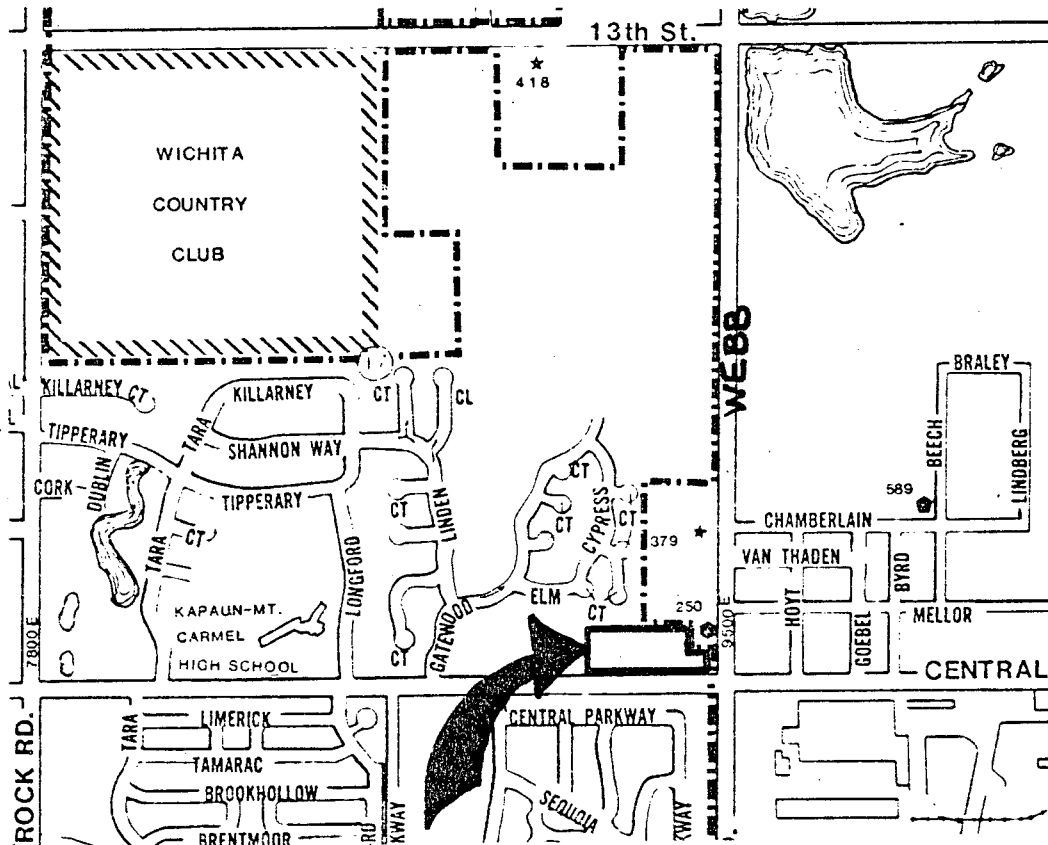


STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 87-90 - REGENCY POINTE  
OWNER/APPLICANT: Wolff Companies  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: Northwest corner of Central and Webb Road.  
SITE SIZE: 11.44± Acres  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2  
MINIMUM LOT AREA: 30,625 Sq. Ft.  
CURRENT ZONING: "AA" and "LC"  
PROPOSED ZONING: "LC" (Z-2802)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2802) requesting a change from "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. This plat is also subject to the provisions of the Regency Pointe Community Unit Plan (DP-162). Lot 1 of the plat corresponds to Parcel 1 of the CUP and is limited to one building. Lot 2, which corresponds to Parcel 2 of the CUP, can have a maximum of five buildings.

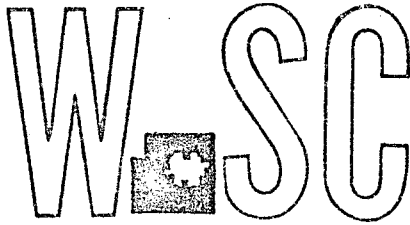
- A. The applicant shall guarantee the sanitary sewer relocation and abandonment work proposed by this replat.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. In accordance with general provision #2 of the associated Community Unit Plan, the applicant shall guarantee a decel lane for Central, to serve Lot 2, Block 1. This guarantee shall provide for the construction of that portion of the required major entrance that is within street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline Company easement in Webb Road. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. It should be noted that a 5-foot wide strip of land along the north and east property lines of Lot 2, is not being encumbered by a utility easement. This strip of land will be used for construction of a wall, as required by the CUP.
- K. The final plat shall more fully dimension the storm sewer easement and building setback being platted on the southern portion of Lot 2.
- L. 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 structure constructed on subject property.

REGENCY POINTE

Page 3

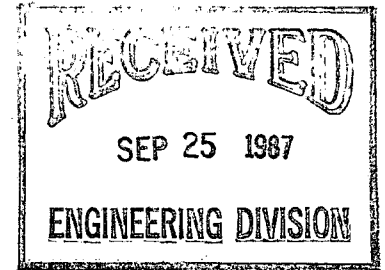
- M. The applicant is advised that provision #8 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around main structures constructed on Lot 2. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561



September 25, 1987

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Preliminary Plat S/D 87-90 - REGENCY POINTE

Dear Gentlemen:

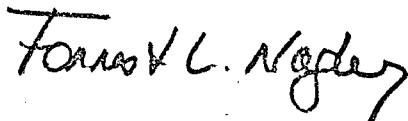
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 24, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the sanitary sewer relocation and abandonment work proposed by this replat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. In accordance with general provision #2 of the associated Community Unit Plan, the applicant shall guarantee a decel lane for Central, to serve Lot 2, Block 1. This guarantee shall provide for the construction of that portion of the required major entrance that is within street right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline Company easement in Webb Road. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. It should be noted that a 5-foot wide strip of land along the north and east property lines of Lot 2, is not being encumbered by a utility easement. This strip of land will be used for construction of a wall, as required by the CUP.
- J. The final plat shall more fully dimension the storm sewer easement and building setback being platted on the southern portion of Lot 2.
- K. 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 structure constructed on subject property.
- L. The applicant is advised that provision #8 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around main structures constructed on Lot 2. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- N. 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.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Wolff Companies, Attn: David Hightower, Twenty Briar Hollow Lane,  
Houston, TX 77027  
✓ Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

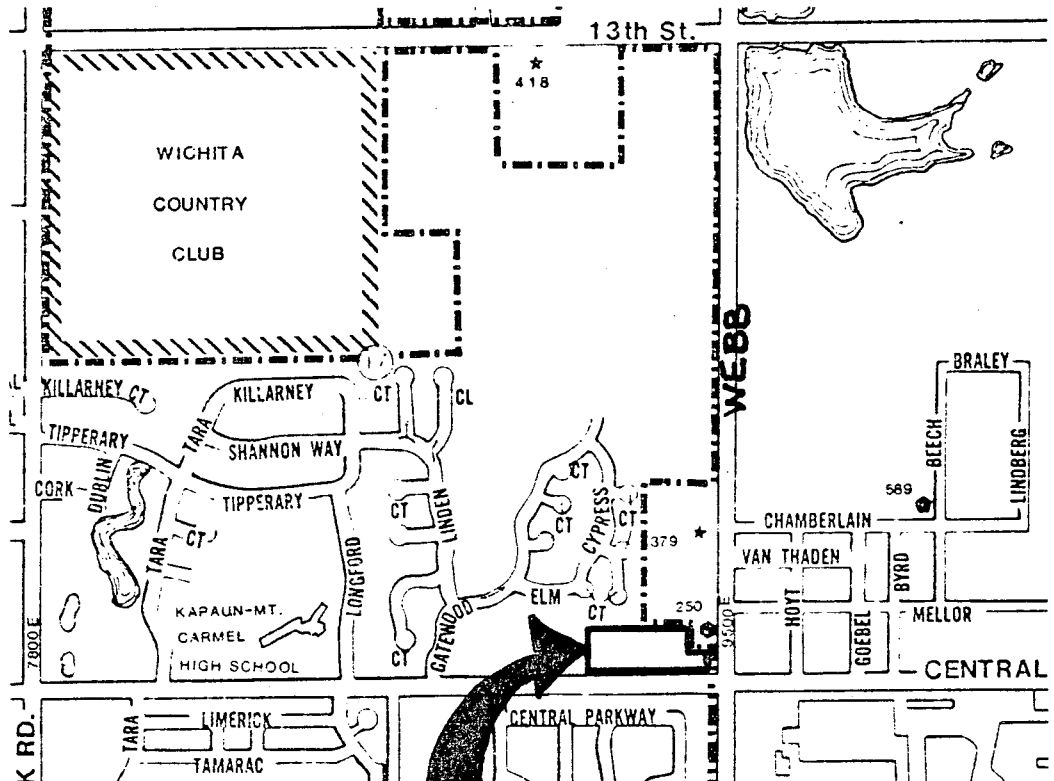
September 8, 1988

STAFF REPORT

(Final Plat; Preliminary Plat approved 9/24/87)

CASE NUMBER: S/D 87-90 - REGENCY POINTE  
OWNER/APPLICANT: Wolff Companies  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: Northwest corner of Central and Webb Road.  
SITE SIZE: 11.44± acres  
NUMBER OF LOTS  
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2  
MINIMUM LOT AREA: 30,625 sq. ft.  
CURRENT ZONING: "AA" One-Family Dwelling & "LC" Light Commercial  
PROPOSED ZONING: "LC" Light Commercial (Z-2801)

VICINITY MAP:



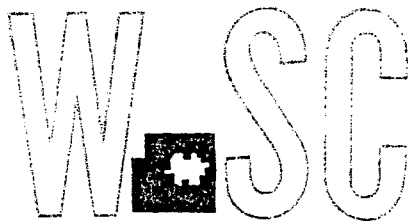
STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2802) requesting a change from "AA" (One-Family) to "LC" (Light Commercial) zoning has been approved, subject to platting. This plat is also subject to the provisions of the Regency Pointe Community Unit Plan (DP-162). Lot 1 of the plat corresponds to Parcel 1 of the C.U.P. and is limited to one building. Lot 2, which corresponds to Parcel 2 of the C.U.P., can have a maximum of five buildings.
- A. The applicant shall guarantee the sanitary sewer relocation and abandonment work proposed by this replat.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee construction of the storm sewers required by this plat.
  - D. In accordance with general provision #2 of the associated Community Unit Plan, the applicant shall guarantee a decel lane for Central to serve Lot 2, Block 1. This guarantee shall provide for the construction of that portion of the required major entrance that is within street right-of-way.
  - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - F. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company easement on this property. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
  - G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's agent's responsibility to determine any setback requirements of the pipeline agreement.
  - H. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
  - I. It should be noted that a 5-foot-wide strip of land along the north and east property lines of Lot 2 is not being encumbered by a utility easement. This strip of land will be used for

construction of a wall, as required by the C.U.P. However, the east 40 feet of the north 5 feet of Lot 2 shall depict the existing easement encumbering this portion of the property. This is necessary in order to cover an existing sanitary sewer lateral.

- J. Prior to submitting the final plat tracing for scheduling before the City Council, the applicant's agent shall meet with the Planning Department to discuss slight changes to the easement dimensioning in the southeast corner of the plat.
- K. The building setback line from Webb Road on Lot 2 shall be correctly labeled and dimensioned (not a 35-foot setback).
- L. 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 structure constructed on subject property.
- M. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed on Lot 2. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- N. 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.
- O. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- Q. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

September 12, 1988

Professional Engineering  
Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: S/D 87-90 - REGENCY POINTE, located at the northwest corner  
of Central and Webb Road.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the sanitary sewer relocation and abandonment work proposed by this replat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. In accordance with general provision #2 of the associated Community Unit Plan, the applicant shall guarantee a decel lane for Central to serve Lot 2, Block 1. This guarantee shall provide for the construction of that portion of the required major entrance that is within street right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establishes the Williams Natural Gas Company easement on this property. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

September 12, 1988

Page 2

- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's agent's responsibility to determine any setback requirements of the pipeline agreement.
- H. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.
- I. It should be noted that a 5-foot-wide strip of land along the north and east property lines of Lot 2 is not being encumbered by a utility easement. This strip of land will be used for construction of a wall, as required by the C.U.P. However, the east 40 feet of the north 5 feet of Lot 2 shall depict the existing easement encumbering this portion of the property. This is necessary in order to cover an existing sanitary sewer lateral.
- J. Prior to submitting the final plat tracing for scheduling before the City Council, the applicant's agent shall meet with the Planning Department to discuss slight changes to the easement dimensioning in the southeast corner of the plat.
- K. The building setback line from Webb Road on Lot 2 shall be correctly labeled and dimensioned (not a 35-foot setback).
- L. 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 structure constructed on subject property.
- M. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed on Lot 2. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- N. As requested by KG&E, the final plat tracing shall indicate the 20-foot-wide utility easements as were originally depicted on the preliminary plat of this site.
- 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.

September 12, 1988

Page 3

- 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.
- Q. 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 316-946-4527) prior to development of the plat so that the type of delivery and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- S. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, September 15, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

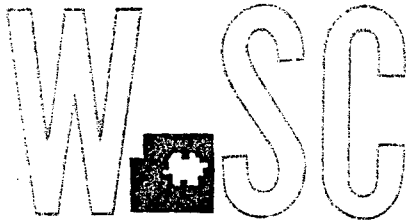


R. Timothy Bickhaus  
Junior Planner

RTB:jcm  
Enclosure

cc: Wolff Companies, ATTN: David Hightower, 20 Briar Hollow  
Lane, Houston, TX, 77027  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

September 16, 1988

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

RE: S/D 87-90 - REGENCY POINTE. Located at the northwest  
corner of Central and Webb Road.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of County Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

RTB:blw

cc: Wolff Companies, ATTN: David Hightower, 20 Briar Hollow Lane,  
Houston, TX. 77027  
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

February 22, 1989

Vedley

TO: Marvin S. Krout, Director of Planning  
Bill McKinley, Traffic Engineer  
Mike Lindebak, City Engineer  
Walt Campbell, Deputy Chief of Operations, Fire Department

FROM: Robert L. Young, Principal Planner, Current Plans Division *R.L.Y.*

SUBJECT: Major Amendment to the REGENCY POINTE COMMERCIAL C.U.P. Generally located on the northwest corner of Central and Webb Road.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. This is a proposal to change the name of the C.U.P. to "Corporate Lakes" and to modify the use list for the largest parcel by limiting uses to those allowed by the "OC" Office Commercial District and to eliminate shopping centers from the use list. The C.U.P. was previously approved for all the uses permitted in the "LC" Light Commercial District. The gross floor area is to be reduced from 178,865 square feet to 120,000 square feet. The number of access points and their general locations are to remain the same as previously approved. A 50-foot wide storm drainage easement is to be eliminated and replaced with a reserve that will be designated for drainage purposes as well as parking, private drives, landscaping, fencing and similar common purposes during the platting process.

The C.U.P. drawing is also showing a proposed lotting pattern that will allow the developer marketing flexibility for the development of an office park with some specialty retail businesses and personnel services.

I would appreciate your comments regarding this development proposal as soon as possible as it is scheduled for MAPC on March 30, 1989. Thank you.

RLY:blw  
Attachment