

S/D No.: 85-66 Name: TALLGRASS COMMERCIAL THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: North of 21st Street North and east of Rock Road.
Owner: Tallgrass Company, 8100 E. 22nd Street North, Bldg. #1900, Wichita,
KS 67226, Attn.: Jack Ritchie
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 12.80 Acres
 2. Number of Lots:
Residential:
Office:
Commercial: 4
Industrial:
Total: 4
 3. Minimum Lot Area: 59,480 Sq. Ft.
 4. Existing Zoning: "LC" (DP-92)
 5. Proposed Zoning: "LC" (DP-92)
-

STAFF COMMENTS:

- NOTE: This plat represents a replat of Lot 1, Block 1 of Tallgrass Commercial First Addition and Blocks 1 and 2 of Tallgrass Commercial 2nd Addition. This property is subject to the provisions of the Tallgrass Comm. and Office Park Community Unit Plan (DP-92). Lot 1 corresponds with C.U.P. Parcel 2 and Lot 2 overlaps portions of C.U.P. Parcels 4 and 1. Lots 3 and 4 represent the replatting of portions of C.U.P. Parcels 4 and 1, respectively.
- A. Since proposed Lot 2 overlaps portions of two Community Unit Plan parcels and this replat proposes the vacation of portions of street rights-of-way depicted on the C.U.P., the applicant must file for an adjustment to the Community Unit Plan in order to ensure that the proposed lots will correspond with C.U.P. parcel boundaries. A final plat shall not be submitted until the associated Community Unit Plan has been adjusted to provide parcel boundaries which match the four (4) proposed lots.
 - B. Since this replat is proposing the vacation of only portions of the loop street rights-of-way, the issue arises as to why the complete right-of-way for the loop street, from 21st to Rock Road, is not proposed for vacation. Staff questions why the City should be responsible for maintaining stub streets which only lead into a commercial building's parking lot. With this in mind, it is recommended that the final plat indicate the vacation of the entire Peppertree/Executive Street right-of-way from Rock Road to 21st Street North.
 - C. The applicant shall guarantee the improvements required by the vacation of street rights-of-way. The representative from the City Engineer's office should be prepared to state what street intersection improvements may be necessary because of the complete loop street vacation, and if existing special assessments would need to be paid off.
 - D. Since street rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
 - E. The final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Tallgrass Comm. and Office Park Community Unit Plan (DP-92) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
 - 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 install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.

SUBDIVISION REPORT

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- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property. Specifically, does this replat require any drainage improvements to be guaranteed.

S/D No.: 85-66 Name: TALLGRASS COMMERCIAL THIRD ADDITION

1st Preliminary Approved: 8/29/85
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: North of 21st Street North and east of Rock Road.
Owner: Tallgrass Company, 8100 E. 22nd St. North, Bldg. #1900, Wichita,
KS 67226, Attn.: Jack Ritchie
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 12.80 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 6
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 59,480 Sq. Ft.
 4. Existing Zoning: "LC" (DP-92)
 5. Proposed Zoning: "LC" (DP-92)
-

STAFF COMMENTS:

NOTE: This plat represents a replat of Lot 1, Block 1 of Tallgrass Commercial First Addition and Blocks 1 and 2 of Tallgrass Commercial 2nd Addition. This property is subject to the provisions of the Tallgrass Community and Office Park Community Unit Plan (DP-92).

- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall guarantee the extension of municipal water to serve those lots not already served.
- C. The applicant shall guarantee the street improvements required to delineate the public/private street transition at the end of each stub commercial street. Prior to, or at the time of submitting a final plat, the details of the proposed transitions shall be worked out with City Engineering.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.
- F. Since this plat overlaps portions of Community Unit Plan parcels and this replat proposes the vacation of portions of street rights-of-way depicted on the C.U.P., the applicant must file for an adjustment to the Community Unit Plan in order to ensure that the proposed lots will correspond with C.U.P. parcel boundaries. A final plat shall not be submitted until the associated Community Unit Plan has been adjusted to provide parcel boundaries which match the proposed lots.
- G. Since street rights-of-way are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- H. The final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Tallgrass Community and Office Park Community Unit Plan (DP-92) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- I. 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.

- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 85-66 Name: TALLGRASS COMMERCIAL THIRD ADDITION

Revised Prelim. Approved: 11/7/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: North of 21st Street North and east of Rock Road.
Owner: Tallgrass Company, 8100 E. 22nd St. North, Bldg. #1900, Wichita,
KS 67226, Attn.: Jack Ritchie
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STAFF COMMENTS:

- NOTE: This plat represents a replat of Lot 1, Block 1 of Tallgrass Commercial First Addition and Blocks 1 and 2 of Tallgrass Commercial 2nd Addition. This property is subject to the provisions of the Tallgrass Community and Office Park Community Unit Plan (DP-92).
- A. The applicant shall guarantee the extension of sanitary sewer to serve those lots not already served.
 - B. The applicant shall guarantee the street improvements required to delineate the public/private street transition at the end of each stub commercial street. The representative from the City Engineer's office should be prepared to advise of the details of the proposed transitions and state the dollar amount for the needed guarantee.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. The City Engineer's office has advised that special assessments for the street proposed for vacation by this replat have been paid off.
 - E. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
 - F. The final plat tracing shall correctly label adjacent Tara Street as "Tara Circle," not "Tara Court."
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.