

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

November 2, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-79 - KOCH OFFICE PARK 3RD ADDITION

OWNER/APPLICANT: Koch Industries, 4111 E. 37th Street North,
Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: North of 37th Street North and west of Oliver

SITE SIZE: 30.9 acres

NUMBER OF LOTS

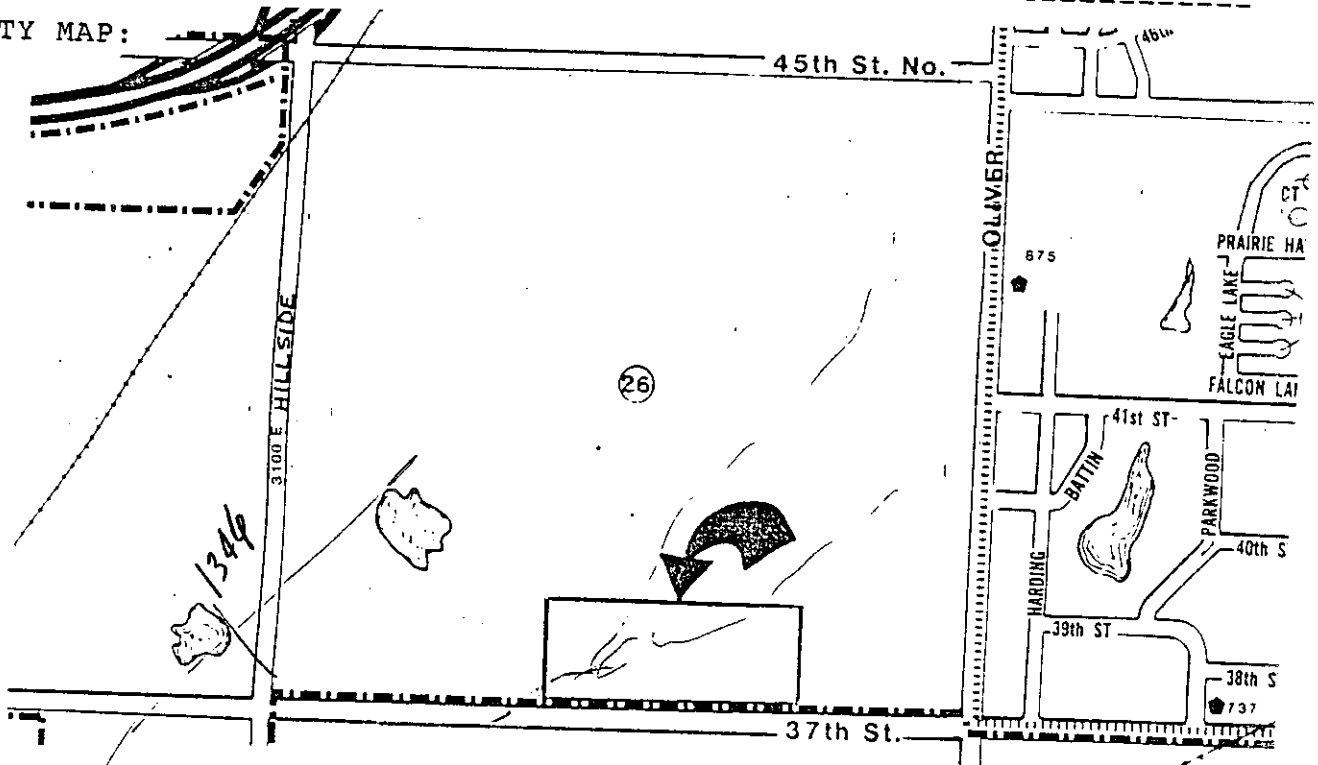
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 30.9 acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0618)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is associated with a zone change request from "R-1" Suburban Residential District to "E" Light Industrial District (SCZ-0618). This request is scheduled for October 26, 1989 and the following comments are made with the assumption that this request will be approved.

- A. This plat is subject to approval of the associated zone change request (SCZ-0618).
- B. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of municipal water to the west line of this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Metropolitan Area Planning Department for recording.
- H. The final plat shall indicate a 35-foot building setback from 37th Street North. Parking may be constructed within this setback since the property is zoned for industrial purposes.
- I. The final plat shall show the angles and bearings of the Floodway Reserve Agreement Boundary.
- J. The applicant shall submit a copy of the Floodway Reserve Agreement to the Planning Department prior to this case being scheduled for the City Council.
- K. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- L. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- M. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.

- N. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- O. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- 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 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.
- S. 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.
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- U. The proposed development plan (for a major parking facility) for this plat indicates the construction of two major openings, with associated accel/decel lanes and a left turn bay lane at either end of the plat. The Traffic Engineer should be prepared to comment on the appropriateness of guaranteeing these improvements with platting and whether there is a need for additional street right-of-way. Also, what amount of access control is appropriate for this site?
- V. The representatives from City and County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, a major opening is proposed in the Floodway Reserve Agreement area; what drainage issues and improvements should be considered with a major opening in a Floodway Reserve Agreement.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 3, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-79 KOCH OFFICE PARK 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 1989, 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:

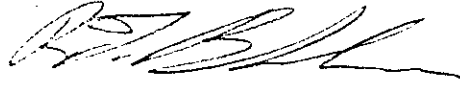
- A. This plat is subject to approval of the associated zone change request (SCZ-0618).
- B. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This guarantee will be held for future development of use(s) that would require sanitary sewer.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Metropolitan Area Planning Department for recording.
- G. The final plat shall indicate a 35-foot building setback from 37th Street North. Parking may be constructed within this setback since the property is zoned for industrial purposes.

- H. The final plat shall show the angles and bearings of the Floodway Reserve Agreement Boundary.
- I. The applicant shall submit a copy of the Floodway Reserve Agreement to the Planning Department prior to this case being scheduled for the City Council.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- L. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- N. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- 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).
- 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. 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. A copy shall also be submitted to County Engineering.

- S. The proposed development plan (for a major parking facility) for this plat indicates the construction of two major openings, with associated accel/decel lanes and a left turn bay lane at either end of the plat. Prior to submitting the final plat, the applicant shall meet with Traffic Engineering to determine what improvements are needed, any additional right-of-way requirements and how improvements are to be guaranteed. The final plat shall indicate any needed right-of-way dedications.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:sym
Enclosure

cc: Koch Industries, 4111 E. 37th St. N., 67226
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer
Jim Weber, County Engineer
Fred Baker, P.O. Box 2256, 67201

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

November 30, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 11/2/89)

CASE NUMBER: S/D 89-79 - KOCH OFFICE PARK 3RD ADDITION

OWNER/APPLICANT: Koch Industries, 4111 E. 37th Street North,
Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: North of 37th Street North and west of Oliver

SITE SIZE: 30.9 acres

NUMBER OF LOTS

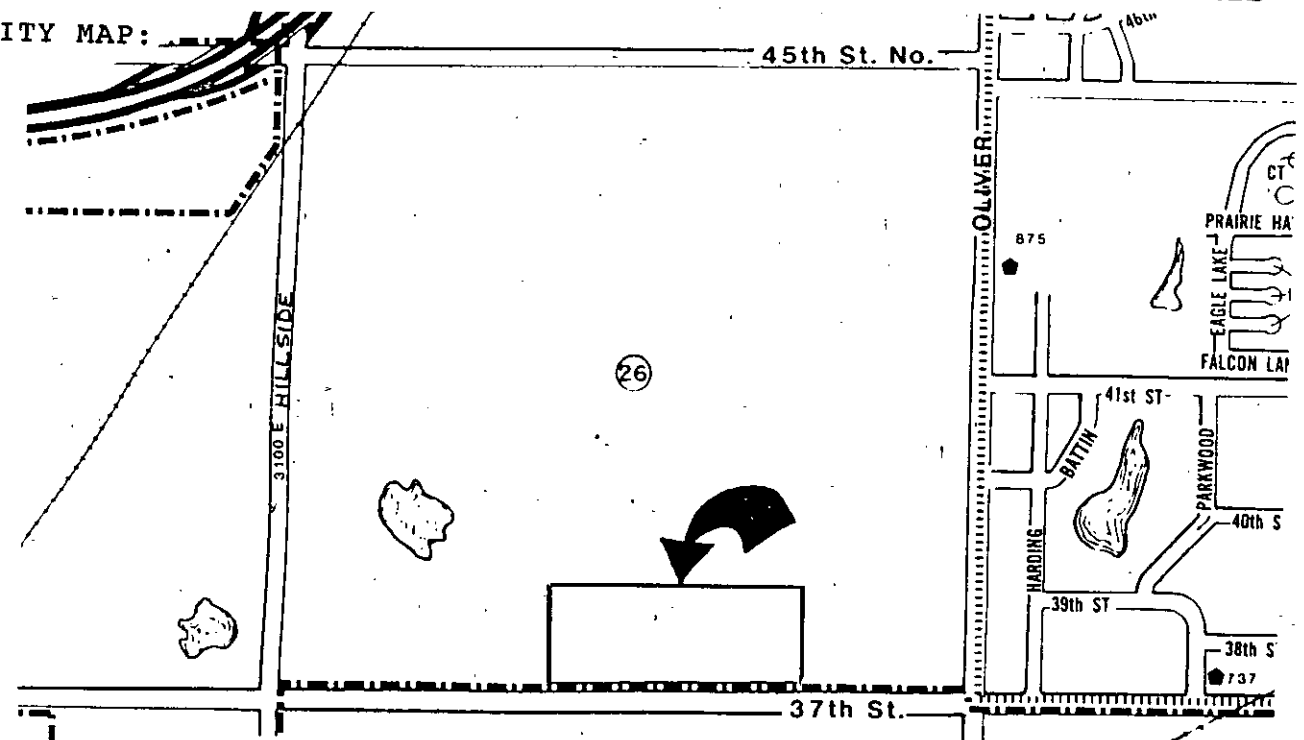
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 30.9 acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0618)

VICINITY MAP:

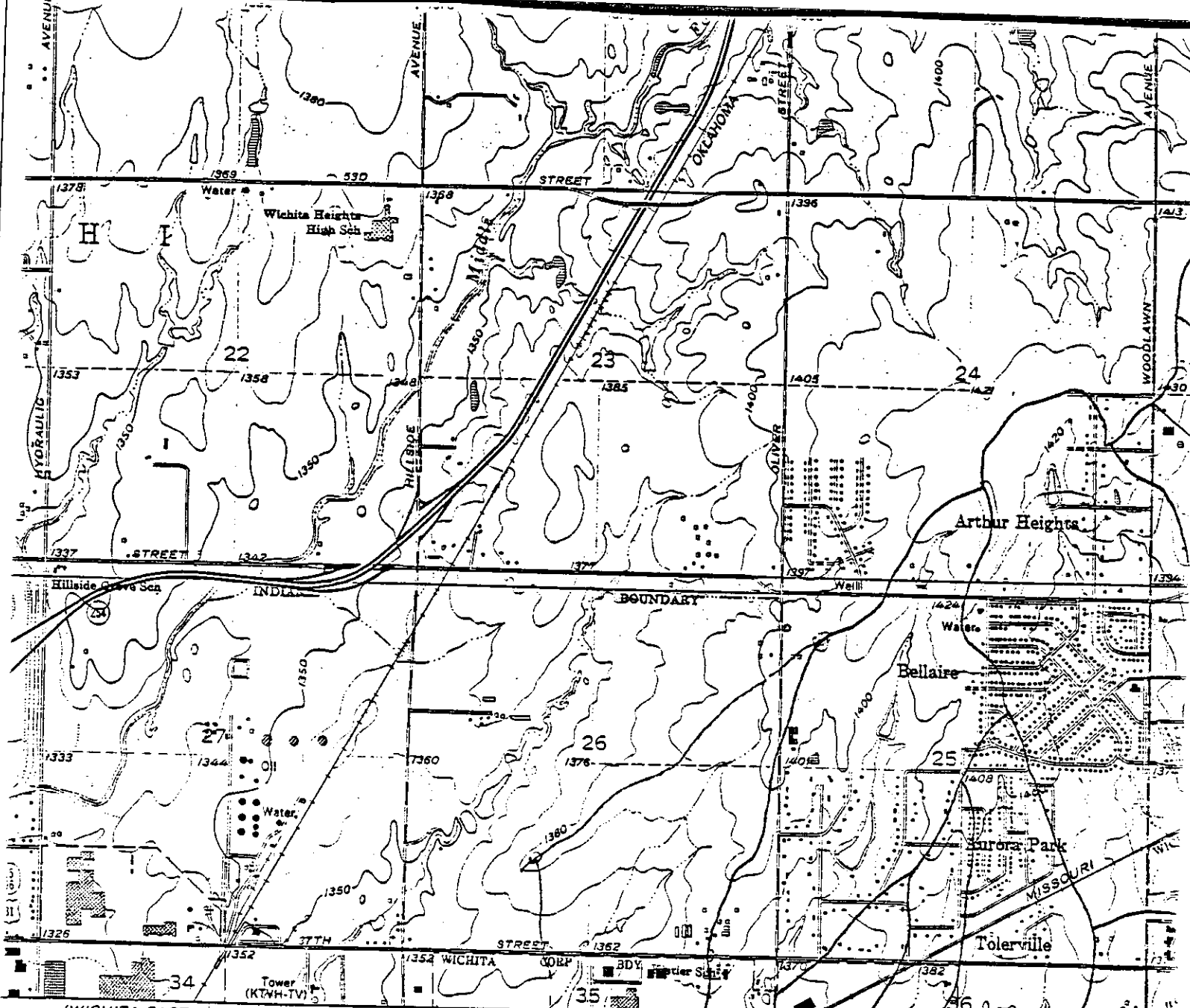


STAFF COMMENTS:

NOTE: This plat is associated with a zone change request from "R-1" Suburban Residential District to "E" Light Industrial District (SCZ-0618).

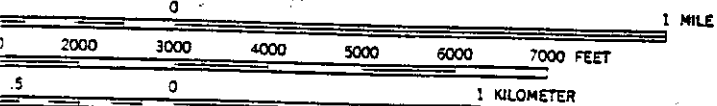
- A. This plat is subject to approval of the associated zone change request (SCZ-0618).
- B. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This guarantee will be held for future development of use(s) that would require sanitary sewer.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the construction of an accel/decel lane to serve each major entrance.
- G. The applicant shall guarantee the construction of a left turn bay lane to serve each major entrance.
- H. The applicant shall guarantee the construction of those portions of the two (2) major entrances within street right-of-way.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Metropolitan Area Planning Department for recording.
- J. On the final plat tracing, the plattor's text shall be amended to indicate that any required improvements in and maintenance of the drainage easement shall be the responsibility of the owner of Lot 1, Block 1. Also, that any improvements or work within this easement shall be approved by the City Engineer. A restrictive covenant shall also be submitted indicating that the applicant is responsible for maintenance of the drainage system; this covenant shall grant to the City, the authority to maintain the drainage system in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- K. The final plat tracing shall grant a 20 foot utility easement along the north line of the plat; as was shown on the preliminary plat.

- L. Since the Floodway Reserve Agreement, recorded on Film 452, Page 165, is proposed for vacation by this replat, reference to U.S.A. 12-512(b) shall be made in the engineer's text.
- M. The final plat tracing shall indicate that utility and drainage easements are granted to the City of Wichita.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The Traffic Engineer should be prepared to comment on the need for guaranteeing the construction of two major openings, with associated accel/decel lanes and left turn bay lanes at either end of the plat.
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property and are the boundaries of the drainage easement adequate?



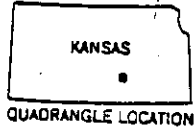
(WICHITA EAST) 1949
6559 III NE

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
DASHED LINES REPRESENT 5-FOOT CONTOURS
VERTICAL GEODETIC DATUM OF 1929

CONFORMS WITH NATIONAL MAP ACCURACY STANDARDS
NATIONAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
NATIONAL GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
ADDITIONAL TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial
photographs taken 1980 and other sources
This information not field checked. Map edited 1982
Purple tint indicates extension of urban area

- ROAD CLASS
- Heavy-duty
 - Medium-duty
 - Interstate Route

VALLE

DMA