

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 29, 1990

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-42 - NORTHGATE BUSINESS PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 28, 1990, 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 extension of sanitary sewer to serve the lots being platted.
- 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. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for the construction of sidewalk on both sides of Deer Run (Circle).
- F. As required by C.U.P., DP-192 the following street improvements or guarantees shall be provided:

Both temporary and permanent improvements to Webb Road as determined necessary by City Engineering. This is to include a deceleration lane to serve right turn movements from Deer Run Street and the Major Entrance to Lot 3 on Webb Road and the construction of a continuous third lane for left turn movements from Webb Road into the site. This construction shall run from approximately south of the south line of this plat to north of the north line of the plat.

The guarantees for temporary improvements will be held until at least 20,000 sq. ft. of building area has been constructed for Lots 1 through 5. A petition shall also be submitted for any signalization improvements that may be required for this plat. This petition will be held until such time that traffic volumes indicate the need for any such signalization.

The applicant shall also guarantee the construction of the major entrance within street right-of-way.

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As can be noted from the plat, the applicant is proposing to relocate the KANEB pipeline easement existing on this property. This will require the releasing of the existing pipeline easement and the granting of a new easement near the south and west lines of this subdivision. All costs associated with relocation, lowering or encasement of the pipeline, will not be at the expense of the City.
- I. The final plat shall indicate the recording information for the relocated pipeline easement. A copy of the new easement agreement shall be submitted for the plat file. Typically, the new easement agreement is the mechanism that will not only establish the location of the new pipeline easement, but also is the means by which the old easement may be relinquished.

The final plat tracing shall not be submitted for scheduling before the City Council until the applicant can provide a copy of the new easement agreement. Since the old pipeline easement will cease to exist, it shall not be depicted on the final plat.

- J. If the easement established for the Coop Refinery Pipeline in Webb Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

Any relocation, lowering or encasement of this pipeline made necessary by this development will also not be at the expense of the City.

- 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. If minimum building pad elevations are required for this site, they shall be indicated both on the face of the plat and referenced in the plattor's text. It shall also be indicated if these elevations are for the lowest floor or opening level. Both on site and off site benchmarks shall also be indicated.
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. The applicant shall either form a lot owners association for purposes of maintaining and owning these reserves, prior to the plat being submitted for City Council approval or submit a covenant indicating when such an association will be formed.
- N. The final plat shall more clearly indicate a 25-foot building setback from Webb Road on Lot 8.
- O. On the final plat building setbacks between lots need not be indicated. A note, however, shall be placed on the face of the plat indicating that additional building setback requirements have been established per C.U.P. DP-163 and DP-192.
- P. On the final plat, the 35-foot building setback to Webb Road on Lot 1 shall be correctly labeled.
- Q. On the final plat all utility easements shall be clearly dimensioned. The applicant is advised that in certain situations landscaping may be in conflict with the utilities planned for an easement. The applicant shall verify that where landscape buffers are required in the CUP, that such buffers will not be in conflict with utilities and if so, separate utility and buffer areas will need to be provided.
- R. The applicant shall submit a letter from K.G.& E. and KANEB that indicates that the utility easement at the southeast corner of Lot 7 and the drainage easement at the center of Lot 6's south line may cross their respective easements.
- S. On the final plat, since Deer Run ends in a cul-de-sac, this street shall be labeled as a "Circle."
- T. On the final plat, dimensions shall be indicated for the right-of-way being dedicated for Deer Run (Circle).

- U. 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.
- V. The applicant is advised that the area south of Jabara is within the Wichita Airport Hazard Zoning Ordinance zone and may be subject to various limitations on heights and other uses that could prove to be a hazard for airport operations.
- W. Since this plat has divided several of the parcels in DP-163 and DP-192 into several lots, the applicant is advised that Central Inspection will need to determine how the various building or floor area coverage limits will be allocated to these various lots.
- X. The applicant is also advised that under DP-192, a site development plan needs to be submitted for each phase of development prior to the issuance of building permits.
- Y. The applicant is advised that general provision 11 of DP-192 notes the requirements for the provision of fire lanes. The Fire Chief shall approve the site development as to such fire lanes and no parking shall be allowed in these fire lanes.
- Z. 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. The applicant shall also submit to City Engineering a sanitary sewer layout plan.
- AA. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- BB. 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.
- CC. 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.
- DD. 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.

S/D 90-42 Northgate Business Park
Page 5

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

Sincerely,

Kandace A. Kimple

Kandace A. Kimple
Associate Planner

KK:sm

Enclosure

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Ritchie Development Corp., 8100 E. 22nd N., Bldg. 1000,
Wichita, KS 67226
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

June 28, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-42 - NORTHGATE BUSINESS PARK ADDITION

OWNER/APPLICANT: Ritchie Development Corp., 8100 E. 22nd N.,
Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Bill Yung Design/Professional Engineering
Consultants

LOCATION: East side of Webb Road in an area south of
29th St. N.

SITE SIZE: 58.2 Acres

NUMBER OF LOTS

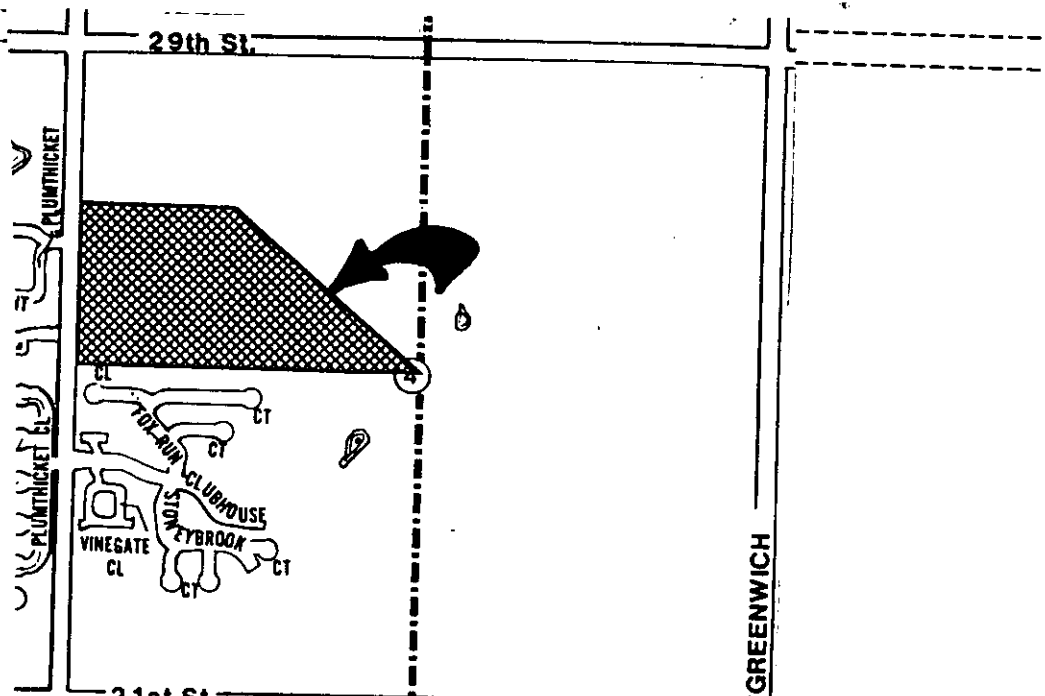
Residential:	3
Office:	5
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "AA" One Family Dwelling, "LC" Light Com-
mercial (Z-2952) & "C" Commercial W/DP-163 and
DP-192

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is involved with two Community Unit Plans and a requested zone change. Lots 1 through 5 correspond to the Tallgrass East Business Park Commercial C.U.P. (DP-192). Lots 1 and 2 are the same as parcels 1 and 2 of this C.U.P. with Lots 3, 4 and 5 being the equivalent to Parcel 3. Lots 6, 7 and 8 are within the Tallgrass East Residential C.U.P. (DP-163) and correspond to parcel 1. The zone change (Z-2952) is proposing "LC" light commercial zoning for Lots 1 and 2, and "C" commercial zoning for Lots 3, 4, and 5. Although lots 6, 7, and 8 are zoned "AA", single family, under the C.U.P., up to 450 multi-family type units can be developed, and multi-family or townhouse development is what is being planned for these lots. The proposed commercial lots need to be platted by July 11, 1990, to acquire the requested zone change and to retain C.U.P., DP-192. The area within DP-163 is required to be platted by July 11, 1991.

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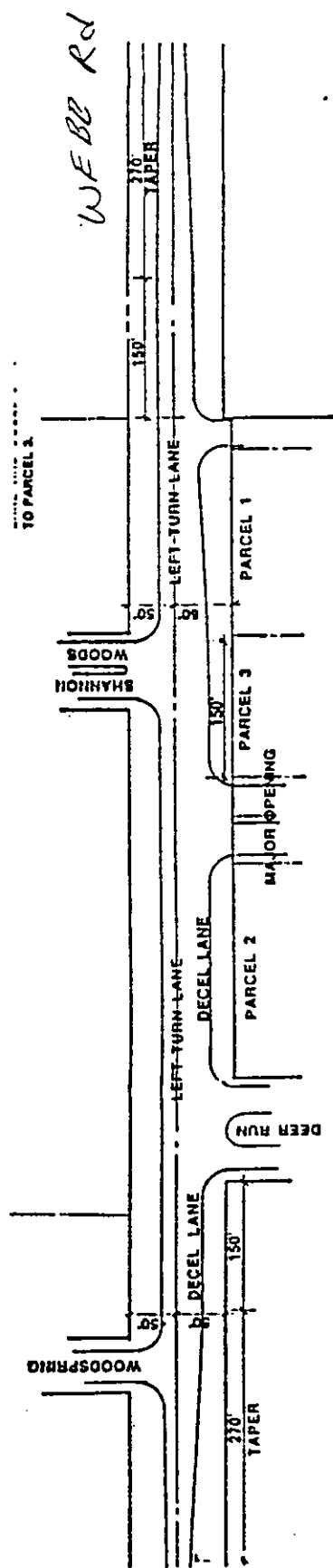
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- Q. On the final plat all utility easements shall be clearly dimensioned. These utility easements shall be exclusive of any landscape buffers or wall easements required by the C.U.P.s. That is, a 20-foot utility easement shall not share the same space as a 10-foot landscape buffer. Since the landscape buffers are a C.U.P. requirement they need not be shown on the plat.
- R. The applicant shall submit a letter from K.G. & E. and KANEB that indicates that the utility easement at the southeast corner of Lot 7 and the drainage easement at the center of Lot 6's south line may cross their respective easements.
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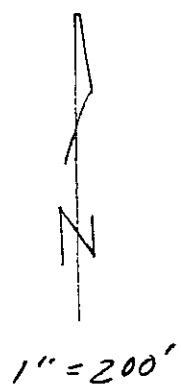
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- EE. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- FF. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if minimum building pad elevations are required for this site and if the floodway boundary is adequate.

GG. Traffic Engineering should be prepared to comment on the traffic improvements required for this site or any additional requirements.



TEMPORARY STREET IMPROVEMENTS

NOTE: PERMANENT STREET IMPROVEMENTS OF WEBB ROAD TO INCLUDE TWO MOVING LANES EACH DIRECTION WITH A CENTER TURN LANE.



29th

decel lane will start at Deer Run
& get major entrance, lot 3

left turn lane
to go full extent of
Northgate addition

Deer Run

Clubhouse decel

Greenleaf

left turn lane to serve
Tallgrass & 21st

decel lane for lots 184
preflow right turn &
accel decel lanes

21st

left turn lane to
serve Tallgrass &
~~lots~~ Webb East Camp
1123st

Intent is to design

full blown intersection

30th