

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
November 16, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-91 - WILSON ESTATES ADDITION

OWNER/APPLICANT: Wilson Estates, 408 Century Plaza Blvd.,
Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering
Consultants

LOCATION: Southeast corner of 21st Street North and Rock
Rd.

SITE SIZE: 9.4 Acres

NUMBER OF LOTS

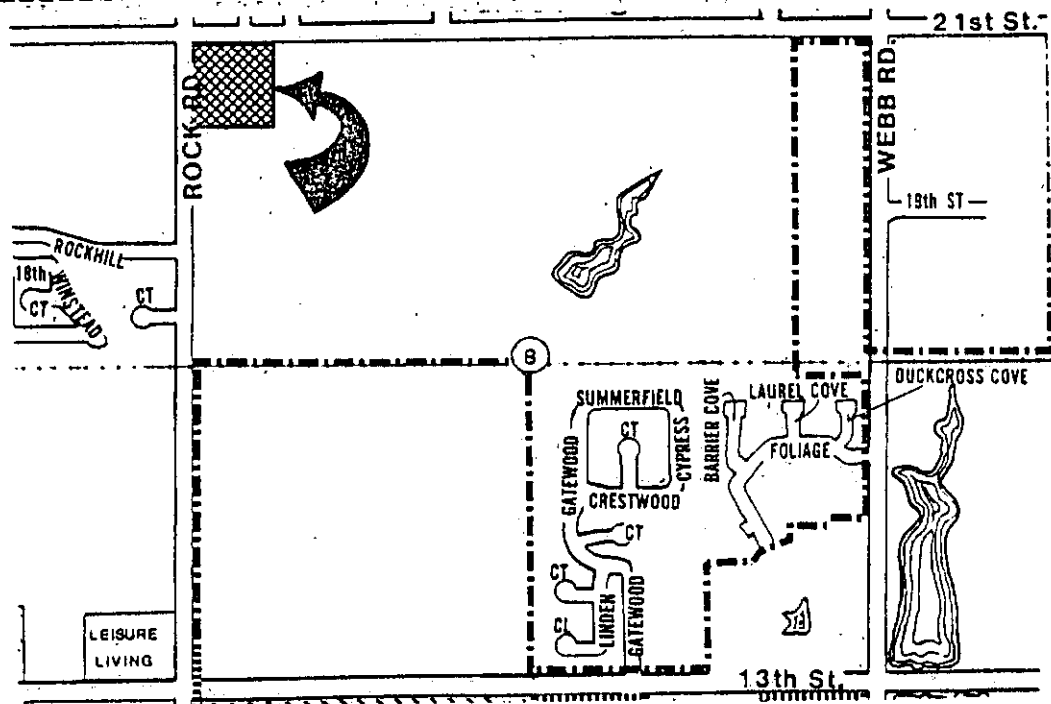
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "AA" One Family

PROPOSED ZONING: "LC" (Z-2886), DP-151

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is subject to the provisions of Wilson Property Commercial Community Unit Plan, DP-191. A southern and eastern portion of the site has been approved for a zone change from "AA" (One Family) to "LC" (Light Commercial) zoning subject to platting by April 25, 1991. Lot 2 of this plat has also filed a BZA request to allow operation of a service station and car wash. Commercial, retailing and office type uses are also indicated for the three other lots or parcels.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. The applicant shall guarantee the construction of those portions of major entrances along Rock Road and 21st Street North within street right-of-way.
- E. As indicated in the CUP, DP-191, the following improvements shall be guaranteed.
 - 1. The extension of a center lane in Rock Road and 21st Street to accommodate left turns into the major opening along the west and north lines of the plat area for south bound and west bound traffic, and to provide additional left turn storage at the Rock Road/21st Street intersection.
 - 2. The reconstruction and extension of the medians in 21st Street and Rock Road to accommodate left turns only into the major openings along 21st Street North and Rock Road.
 - 3. The construction of a deceleration lane to serve all openings on 21st Street North and Rock Road. These decel lanes shall be designed in conformance with the requirements of the traffic study being provided. (Does not necessarily mean that a continuous decel lane will be required on either 21st Street North or Rock Road.)
 - 4. Lots 2 and 3 along Rock Road, and Lots 2 and 4 along 21st Street North shall share right turn only access.
 - 5. Traffic signalization of the major entrance to Rock Road form Lot 4 shall be provided if determined necessary by the City Engineer. This signal will work in conjunction with the signal at 21st street North and Rock Rd.

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Unless an administrative adjustment is obtained, the final plat shall indicate as shown in the CUP, a joint entrance on 21st Street North for Lots 2 and 4.
- H. Prior to the plat being scheduled for City Council review, the applicant shall also obtain an administrative adjustment for the change in parcel or lot line boundaries between Lots 2 and 3.
- I. The proposed joint access easements will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easements, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- J. Since Lot 1 has no direct access to an adjacent street, the applicant shall submit a "cross lot circulation easement" for recording with this plat. The easement shall provide for vehicular circulation from Lot 1 to be allowed across and by means of entrances provided for Lot 4.
- K. Since setbacks between contiguous lots may be deleted if they are developed by the same ownership, the final plat need only show the setbacks adjacent to Rock Road and 21st street and along the south and east lines of the plat. However, 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 Wilson Estates Community Unit Plan (DP-191) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department. (See DP-191 for setback requirements between lots.)"
- 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 structures constructed on subject property.
- M. The applicant is advised that provision 11 of the CUP, requires the provision of fire lanes around main structures constructed on this plat.
- N. If utilities are required to cross the wall easements along the west and south lines of this plat, the plat's text shall note that "utilities may cross wall easements".

- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- 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. Traffic Engineering should be prepared to comment on the traffic improvements indicated previously and any other requirements that should be considered for this plat.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1

December 14, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-81 - WILSON ESTATES ADDITION

OWNER/APPLICANT: Wilson Estates, 408 Century Plaza Blvd.,
Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering
Consultants

LOCATION: Southeast corner of 21st Street North and Rock
Rd.

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

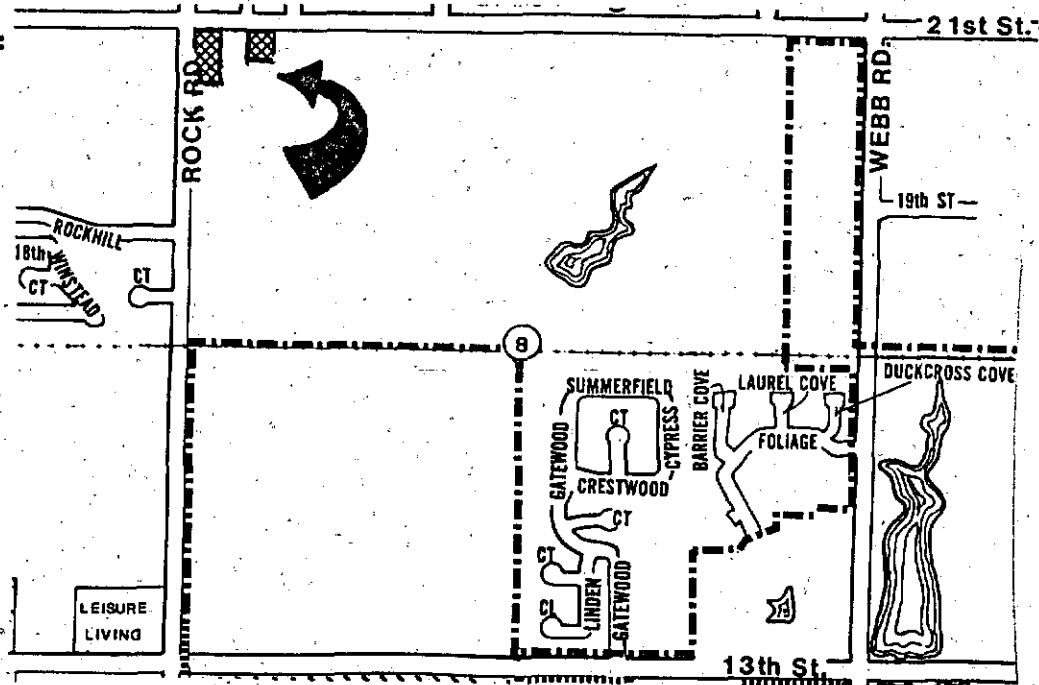
- Residential:
- Office:
- Commercial: 3
- Industrial:
- Total: 3

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "AA" One Family

PROPOSED ZONING: "LC" (Z-2886), DP-151

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is a portion of an overall preliminary plat reviewed November 16, 1989. Although only a portion of the site is being completed by this plat, all required right-of-way for Rock and 21st Street is being dedicated. Consequently, this plat will also need to guarantee the various improvements associated with the site's overall development required by the provisions of the Wilson Property Commercial Community Unit Plan, DP-191. An eastern portion of Lot 1 has been approved for a zone change from "AA" (One Family) to "LC" (Light Commercial) zoning subject to platting by April 25, 1991. Lot 2 of this plat has also filed a BZA request to allow operation of a service station and car wash. Commercial, retailing and office type uses are also indicated for the other lots or parcels.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. The applicant shall guarantee the construction of those portions of major entrances along Rock Road and 21st Street North within street right-of-way. The entrance on 21st Street is required at this time to provide access to Lots 1 and 2, while the entrance on Rock will be needed at a future date.
- E. As indicated in the CUP, DP-191, the following improvements shall be guaranteed.
 1. The extension of a center lane in Rock Road and 21st Street to accommodate left turns into the major opening along the west and north lines of the plat area for south bound and west bound traffic, and to provide additional left turn storage at the Rock Road/21st Street intersection.
 2. The reconstruction and extension of the medians in 21st Street and Rock Road to accommodate left turns only into the major openings along 21st Street North and Rock Road.
 3. The construction of a deceleration lane to serve all openings on 21st Street North and Rock Road. These decel lanes shall be designed in conformance with the requirements of the traffic study being provided. (Does not necessarily mean that a continuous decel lane will be required on either 21st Street North or Rock Road.)

4. Lots 2 and 3 along Rock Road shall share right turn only access.
5. Traffic signalization of the major entrance to Rock Road shall be provided if determined necessary by the City Engineer. This signal will work in conjunction with the signal at 21st street North and Rock Rd.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. An administrative adjustment shall be obtained prior to the final plat tracing being scheduled for City Council review requesting that the entrance to Lot 2, from 21st Street, be changed from a joint to a single entrance.
- H. Prior to the plat being scheduled for City Council review, the applicant shall also obtain an administrative adjustment for the change in parcel or lot line boundaries and location of the joint entrance between Lots 2 and 3.
- I. The proposed joint access easement for Lot 2 and 3 will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. Since Lot 1 has no direct access to an adjacent street, the applicant shall submit a "cross lot circulation easement" for recording with this plat. The easement shall provide for vehicular circulation from Lot 1 to be allowed across and by means of entrances provided for the area to the west of this lot or what was indicated as Lot 4 on the preliminary plat.
- 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 structures constructed on subject property.
- L. The applicant is advised that provision 11 of the CUP, requires the provision of fire lanes around main structures constructed on this plat.

- M. Since the lots being platted are not contiguous, the final plat tracing shall indicate the platting of Lots 1 & 2, Block 1, and Lot 1, Block 2.
- N. The extension of sanitary sewer and provision of drainage improvements will require off-site easements for this site. These easements shall be obtained and dedicated by separate instrument. These easements will need to be approved by City Engineering and submitted to Planning for recording with the plat.
- 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. 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.
- 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 plan.
- T. Traffic Engineering should be prepared to comment on the various traffic improvements required by the platting of this site.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1989

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

Re: S/D 89-81 WILSON ESTATES ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. The applicant shall guarantee the construction of those portions of major entrances along Rock Road and 21st Street North within street right-of-way.
- E. As indicated in the CUP, DP-191, the following improvements shall be guaranteed.
 1. The extension of a center lane in Rock Road and 21st Street to accommodate left turns into the major opening along the west and north lines of the plat area for south bound and west bound traffic, and to provide additional left turn storage at the Rock Road/21st Street intersection.

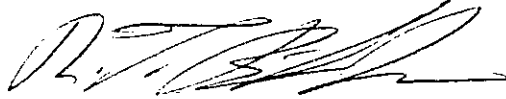
2. The reconstruction and extension of the medians in 21st Street and Rock Road to accommodate left turns only into the major openings along 21st Street North and Rock Road.
 3. The construction of a deceleration lane to serve all openings on 21st Street North and Rock Road. These decel lanes shall be designed in conformance with the requirements of the traffic study being provided. (Does not necessarily mean that a continuous decel lane will be required on either 21st Street North or Rock Road.)
 4. Lots 2 and 3 along Rock Road, and Lots 2 and 4 along 21st Street North shall share right turn only access.
 5. Traffic signalization of the major entrance to Rock Road from Lot 4 shall be provided if determined necessary by the City Engineer. This signal will work in conjunction with the signal at 21st street North and Rock Rd.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Unless an administrative adjustment is obtained, the final plat shall indicate as shown in the CUP, a joint entrance on 21st Street North for Lots 2 and 4.
- H. Prior to the plat being scheduled for City Council review, the applicant shall also obtain an administrative adjustment for the change in parcel or lot line boundaries and location of the joint entrance between Lots 2 and 3.
- I. The proposed joint access easements will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easements, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- J. Since Lot 1 has no direct access to an adjacent street, the applicant shall submit a "cross lot circulation easement" for recording with this plat. The easement shall provide for vehicular circulation from Lot 1 to be allowed across and by means of entrances provided for Lot 4.
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- K. Since setbacks between contiguous lots may be deleted if they are developed by the same ownership, the final plat need only show the setbacks adjacent to Rock Road and 21st street and along the south and east lines of the plat. However, 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 Wilson Estates Community Unit Plan (DP-191) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department. (See DP-191 for setback requirements between lots.)"
 - 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 structures constructed on subject property.
 - M. The applicant is advised that provision 11 of the CUP, requires the provision of fire lanes around main structures constructed on this plat.
 - N. If utilities are required to cross the wall easements along the west and south lines of this plat, the plat's text shall note that "utilities may cross wall easements".
 - O. The extension of sanitary sewer and provision of drainage improvements will require off-site easements for this site. These easements shall be obtained and dedicated by separate instrument. These easements will need to be approved by City Engineering and submitted to Planning for recording with the plat.
 - P. 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.
 - Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - R. 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.
 - S. 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.
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S/D 89-81 Wilson Estates Addition
Page 4

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:svm

Enclosure

cc: Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Wilson Estates
408 Century Plaza Bldg.
Wichita, KS 67202

Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 15, 1989

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

Re: S/D 89-81 WILSON ESTATES ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 14, 1989, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the construction of those portions of major entrances along Rock Road and 21st Street North within street right-of-way. The entrance on 21st Street is required at this time to provide access to Lots 1 and 2, while the entrance on Rock will be needed at a future date.
- C. As indicated in the CUP, DP-191, the following improvements shall be guaranteed.
 1. The extension of a center lane in Rock Road and 21st Street to accommodate left turns into the major opening along the west and north lines of the plat area for south bound and west bound traffic, and to provide additional left turn storage at the Rock Road/21st Street intersection.
 2. The reconstruction and extension of the medians in 21st Street and Rock Road to accommodate left turns only into the major openings along 21st Street North and Rock Road.

3. The construction of a deceleration lane to serve all openings on 21st Street North and Rock Road. These decel lanes shall be designed in conformance with the requirements of the traffic study being provided. (Does not necessarily mean that a continuous decel lane will be required on either 21st Street North or Rock Road.)
 4. Lots 2 and 3 along Rock Road shall share right turn only access.
 5. Traffic signalization of the major entrance to Rock Road shall be provided if determined necessary by the City Engineer. This signal will work in conjunction with the signal at 21st street North and Rock Rd.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. An administrative adjustment shall be obtained prior to the final plat tracing being scheduled for City Council review requesting that the entrance to Lot 2, from 21st Street, be changed from a joint to a single entrance.
 - F. Prior to the plat being scheduled for City Council review, the applicant shall also obtain an administrative adjustment for the change in parcel or lot line boundaries and location of the joint entrance between Lots 2 and 3.
 - G. The proposed joint access easement for Lot 2 and 3 will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
 - H. Since Lot 1 has no direct access to an adjacent street, the applicant shall submit a "cross lot circulation easement" for recording with this plat. The easement shall provide for vehicular circulation from Lot 1 to be allowed across and by means of entrances provided for the area to the west of this lot or what was indicated as Lot 4 on the preliminary plat.
 - 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.
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- J. The applicant is advised that provision 11 of the CUP, requires the provision of fire lanes around main structures constructed on this plat.
- K. Since the lots being platted are not contiguous, the final plat tracing shall indicate the platting of Lots 1 & 2, Block 1, and Lot 1, Block 2.
- L. The extension of sanitary sewer and provision of drainage improvements will require off-site easements for this site. These easements shall be obtained and dedicated by separate instrument. These easements will need to be approved by City Engineering and submitted to Planning for recording with the plat.
- M. As required by this site's drainage plan, an off site drainage agreement shall be provided. This agreement shall be submitted with the final plat tracing, to Planning for recording.
- N. As required by City Engineering an off site utility easement shall be established by separate instrument and submitted with the final plat tracing, to Planning for recording.
- 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. 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.
- 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.

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.

S/D 89-81 - WILSON ESTATES ADDITION
Page 4

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 21, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Wilson Estates
408 Century Plaza Bldg.
Wichita, KS 67202

Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 21, 1989

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

Re: S/D 89-81 WILSON ESTATES ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 December 15, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Wilson Estates, 408 Century Plaza Bldg., Wichita, KS 67202
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

December 21, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-80 - HEDGECLIFF 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 December 14, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Fidelity Investment Co., c/o Clark Bastian, 100 E. English,
Wichita, KS 67203
Mike Lindebak, City Engineer

SEDBWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 21, 1989

Air Capitol Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 89-85 - SUITER RANCH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 December 15, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Mike Suiter, 3458 N. Eisenhower, Wichita, KS 67205
Les Hostetler, County Code Enforcement
Ron Worley, County Public Works
Jim Weber, County Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1662
(316) 268-4551

December 21, 1989

Air Capitol Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 89-85 - SUITER RANCH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 December 15, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Mike Suiter, 3458 N. Eisenhower, Wichita, KS 67205
Les Hostetler, County Code Enforcement
Ron Worley, County Public Works
Jim Weber, County Engineer

SEDEWICK COUNTY



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

December 21, 1989

Air Capitol Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 89-85 - SUITER RANCH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 December 15, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Mike Suiter, 3458 N. Eisenhower, Wichita, KS 67205
Les Hostetler, County Code Enforcement
Ron Worley, County Public Works
Jim Weber, County Engineer

Wilson Est's

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

December 23, 1998

TO: Marvin Krout, Director of Planning
Dale Miller, Chief Planner
Kurt Schroeder, Superintendent of Central Inspection
Debbie Shauers, Fire Prevention Plans Examiner
Gene Rath, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Keith Gooch, Senior Planner, Current Plans

SUBJECT: CUP's

**RECEIVED
DEC 24 1998
CITY - ENGINEERING**

Attached for your review and comment is a copy of four proposed development plans as follows:

DP-238 - Creation of the Twenty First Commercial Community Unit Plan;

DP-191 Amendment #10 - An amendment to Parcel 8 and 9 of the CUP. The amendment would combine these two parcels into one parcel. The total acreage for this parcel would be 9.87 acres, and the permitted uses would include financial institutions, restaurants, retail stores, clothing stores, offices, pharmacies, dry cleaning, laundry, barber shops, beauty shops, tailors, studios, shoe stores, small animal clinics, hardware stores, appliance stores, furniture stores, day care, fitness centers, medical and dental clinic, hotel and department store. Department stores shall be limited to a 60,000 square foot building floor print. The maximum building coverage would be 130,000 square feet and would be limited to a total of 11 buildings.

DP-226 Amendment #2 - The applicant is proposing to amend Parcel 3 of the Belle Terre South CUP to allow indoor/outdoor recreation as a permitted use and reduce the southern building setback from 110 feet 95 feet.

DP-205 Amendment #1 - The applicant proposes to amend Parcel 5 of the Lake Ridge C.U.P. to increase the number of permitted buildings from three to six and reduce the required separation between nonresidential uses and residential uses from 35 feet to 8 feet, and to amend the required wall along the east property line.

Please review the proposed C.U.P.s and forward any comments to MAPD by Monday, January 4, 1999 in to finalize staff's recommendations. Please call me if you have any questions at 4421.

UTILITY EASEMENT

THIS EASEMENT made this 9th day of January, 1990, by and between Wilson Estates, A Partnership of the first part and City of Wichita, Kansas, of the second part.

WITNESSED: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of construction, maintaining and repairing their utilities, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 20.00 foot strip of land lying in the Northwest Quarter, Section 8, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, centered on the following described line:

Commencing at the Southeast corner of Lot 1, Block 2, WILSON ESTATES, an addition to Wichita, Sedgwick County, Kansas; thence S 89° 06' 26" W, 15.00 feet along the South line of said Lot 1, to the point of beginning; thence S 00° 33' 34" E, 570.00 feet; thence S 45° 33' 34" E, 487.42 feet; thence N 89° 06' 26" E, 975.96 feet to the point of termination, said point lying on the centerline of the easement dedicated on Film 359, Page 380.

and also:

Beginning at the Northeast corner of Lot 1, Block 1, of said addition; thence N 80° 34' 35" E, 76.87 feet along the South line of 21st Street North as platted in said addition; thence N 89° 06' 26" E, 160.70 feet to the Northwest corner of Lot 1, Block 2 of said addition; thence S 00° 53' 34" E, 35.00 feet along the West line of said Lot 1, Block 2; thence S 89° 06' 26" W, 236.72 feet to a point on the East line of said Lot 1, Block 1; thence N 00° 53' 34" W, 23.60 feet along said East line to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

WILSON ESTATES, A PARTNERSHIP

By Robert G. Wilson
Robert G. Wilson, Managing Partner

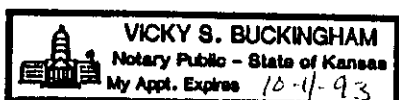
STATE OF KANSAS

ss.

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Robert G. Wilson, Managing Partner for Wilson Estates, A Partnership, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 9th day of January, 1990.



Vicky S. Buckingham
Notary Public

My Appointment Expires: 10-4-93

UTILITY EASEMENT

THIS EASEMENT made this 8th day of February, 1990, by and between Wilson Estates, A Partnership of the first part and City of Wichita, Kansas, of the second part.

WITNESSED: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of construction, maintaining and repairing their utilities, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A 10.00 foot strip of land lying East of and adjacent to the East line of Lot 1, Block 1, WILSON ESTATES ADDITION, an addition to Wichita, Sedgwick County, Kansas, and a 10.00 foot strip of land lying East of and adjacent to the North 10.00 feet of the East line of Lot 2, Block 1, of said addition, said strips of land lying in the Northwest Quarter, Section 8, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

WILSON ESTATES, A PARTNERSHIP

By: Robert G. Wilson
Robert G. Wilson, Managing Partner

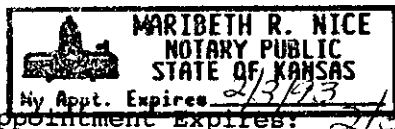
STATE OF KANSAS

ss.

SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid came Robert G. Wilson, Managing Partner for Wilson Estates, A Partnership, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita this 8th day of February, 1990.



Maribeth R. Nice
Notary Public

My Appointment Expires: 2/3/93