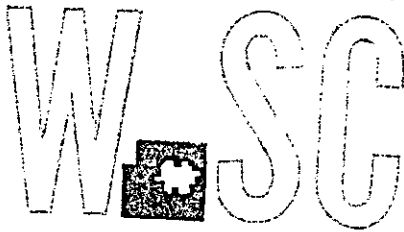
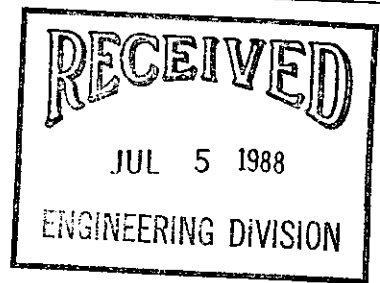


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



July 1, 1988

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

Re: Preliminary Plat S/D 88-48 - TALLGRASS EAST COMMERCIAL

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, 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. In accordance with the requirements of the Community Unit Plan, the following perimeter street improvements shall be guaranteed:
 1. A continuous westbound decel lane on 21st Street, including that portion of the required major entrance that is within public street right-of-way.
 2. A continuous northbound decel lane on Webb Road, including that portion of the required major entrance that is within public street right-of-way.
 3. A southbound left turn lane on Webb Road.
 4. An eastbound left turn lane on 21st Street.
 5. A temporary westbound decel lane on 21st Street. This guarantee will be activated if the commercial center is developed prior to improvements to 21st Street.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being plattd.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 88-48 - TALLGRASS EAST COMMERCIAL
Page 2

- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the extension of City water to serve the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the access controls being platted shall be referenced in the plat's text.
- H. In accordance with the associated Community Unit Plan, "complete access control" shall be indicated to Webb Road from the north 50 feet of Lot 4, Block 1. Also, "access control except for two openings" shall be indicated to Webb Road from the south 283 feet of the north 333 feet of Lot 4, Block 1. The final plat shall indicate "access control except for one opening" from the leg of Lot 4 that exists between Lots 2 and 3.
- I. 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 East Commercial Community Unit Plan (DP-168) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- K. 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.
- L. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery easement on this property.
- M. On the final plat, dimensions shall be indicated from lot corners to the Cooperative Refinery easement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. 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 responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- P. The final plat shall label the centerlines of the adjacent perimeter roads as well as indicate the amount of half-street right-of-way existing and the amount of half-street right-of-way being dedicated.

WICHITA -- SEDGWICK COUNTY

Preliminary Plat S/D 88-48 - TALLGRASS EAST COMMERCIAL
Page 3

- 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. 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. 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,



Donald Losew
Junior Planner

DL:dik

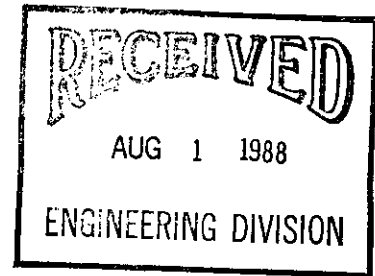
Enclosure

cc: Slawson Investment Corporation, c/o Don Cozart, 200 Doulgas Bldg.,
Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561



Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-48 TALLGRASS EAST COMMERCIAL

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

SEE EXHIBIT "A" - SD 88-48

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, July 28, 1988 at 1:30 P.M. If you have any questions concerning this matter, please call.

Sincerely,

Donald Losew
Planner

DL/pb

Enclosure

cc: Slawson Investment Corporation, c/o Don Cozart,
200 Douglas Building, Wichita, Kansas 67202
Mike Lindebak, City Engineer

TALLGRASS EAST COMMERCIAL - FINAL PLAT
COMMENTS APPROVED BY S/D COMMITTEE
7/28/88

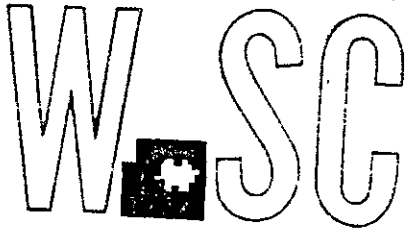
STAFF COMMENTS:

- A. In accordance with the requirements of the Community Unit Plan, the following perimeter street improvements shall be guaranteed:
 1. A continuous westbound decel lane on 21st Street, including that portion of the required major entrance that is within public street right-of-way.
 2. A continuous northbound decel lane on Webb Road, including that portion of the required major entrance that is within public street right-of-way.
 3. A southbound left turn lane on Webb Road.
 4. An eastbound left turn lane on 21st Street.
 5. A temporary westbound decel lane on 21st street. This guarantee will be activated if the commercial center is developed prior to improvements to 21st Street.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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 an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery easement on this property.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. 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 responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- J. 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.

TALLGRASS EAST COMMERCIAL

- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 5, 1988

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-48 TALLGRASS EAST COMMERCIAL

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 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 July 29, 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 City 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Planner

DL/pb

cc: Slawson Investment Corporation, c/o Don Cozart, 200 Douglas Bldg., 67202
Mike Lindebak, City Engineer

JULY 28, 1988

STAFF REPORT
(Final Plat; Preliminary approved 6/30/88)

CASE NUMBER: S/D 88-48 - TALLGRASS EAST COMMERCIAL

OWNER/APPLICANT: Slawson Investment Corporation, c/o Don Cozart,
200 Douglas Building, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northeast corner of 21st Street North and Webb Road.

SITE SIZE: 19.1± Acres

NUMBER OF LOTS:

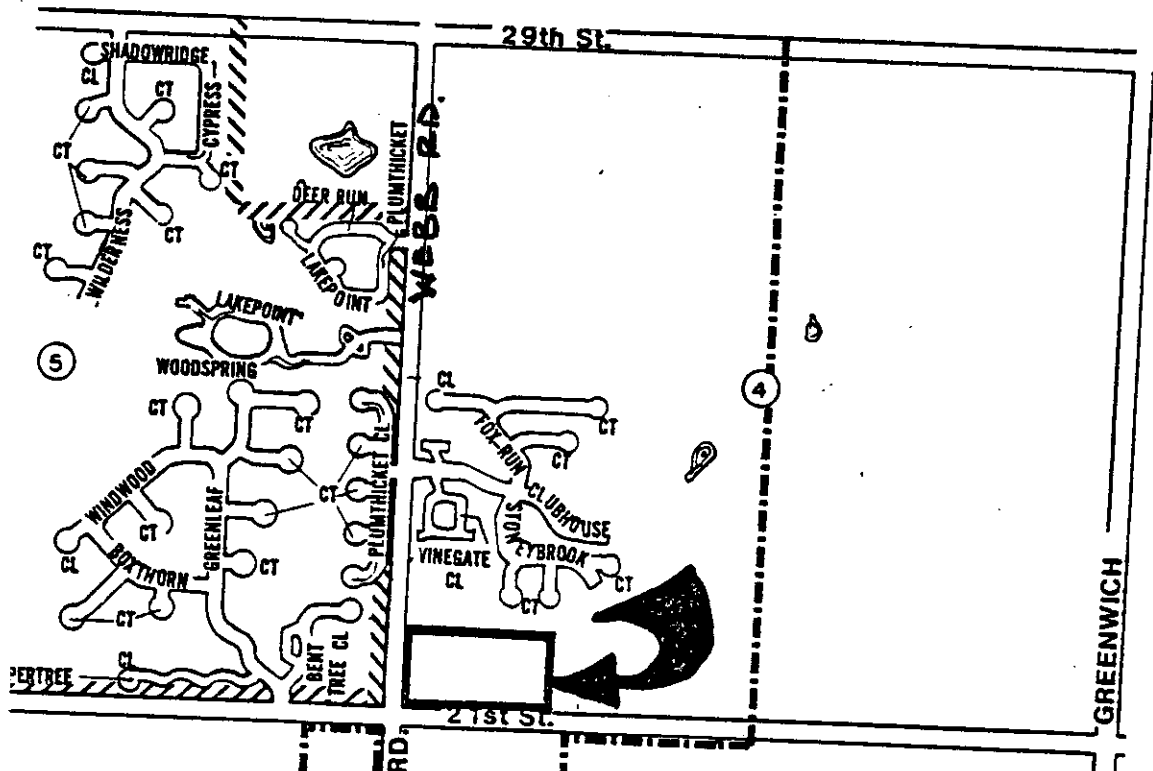
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 4 |
| Industrial: | |
| Total: | 4 |

MINIMUM LOT AREA: 30,000 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z-2834) with (DP-168)

VICINITY MAP:



TALLGRASS EAST COMMERCIAL

Page 2

STAFF COMMENTS:

NOTE: The applicant's associated zone change (Z-2834) requesting "AA" to "LC" has been approved subject to replatting. This property is subject to the provisions of the Tallgrass East Commercial Community Unit Plan (DP-168). As provided by the C.U.P., the lots may be developed with the following maximum amounts of floor area: Lot 1 - 14,500 square feet, Lot 2 - 14,000 square feet, Lot 3 - 11,000 square feet and Lot 4 - 220,000 square feet.

- A. In accordance with the requirements of the Community Unit Plan, the following perimeter street improvements shall be guaranteed:
1. A continuous westbound decel lane on 21st Street, including that portion of the required major entrance that is within public street right-of-way.
 2. A continuous northbound decel lane on Webb Road, including that portion of the required major entrance that is within public street right-of-way.
 3. A southbound left turn lane on Webb Road.
 4. An eastbound left turn lane on 21st Street.
 5. A temporary westbound decel lane on 21st Street. This guarantee will be activated if the commercial center is developed prior to improvements to 21st Street.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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 an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery easement on this property.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

- J. 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 responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- K. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. 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 improvements required?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 16

JUNE 30, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-48 - TALLGRASS EAST COMMERCIAL

OWNER/APPLICANT: Slawson Investment Corporation, c/o Don Cozart,
200 Douglas Building, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northeast corner of 21st Street North and Webb Road.

SITE SIZE: 19.1± Acres

NUMBER OF LOTS:

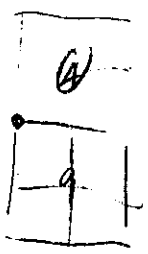
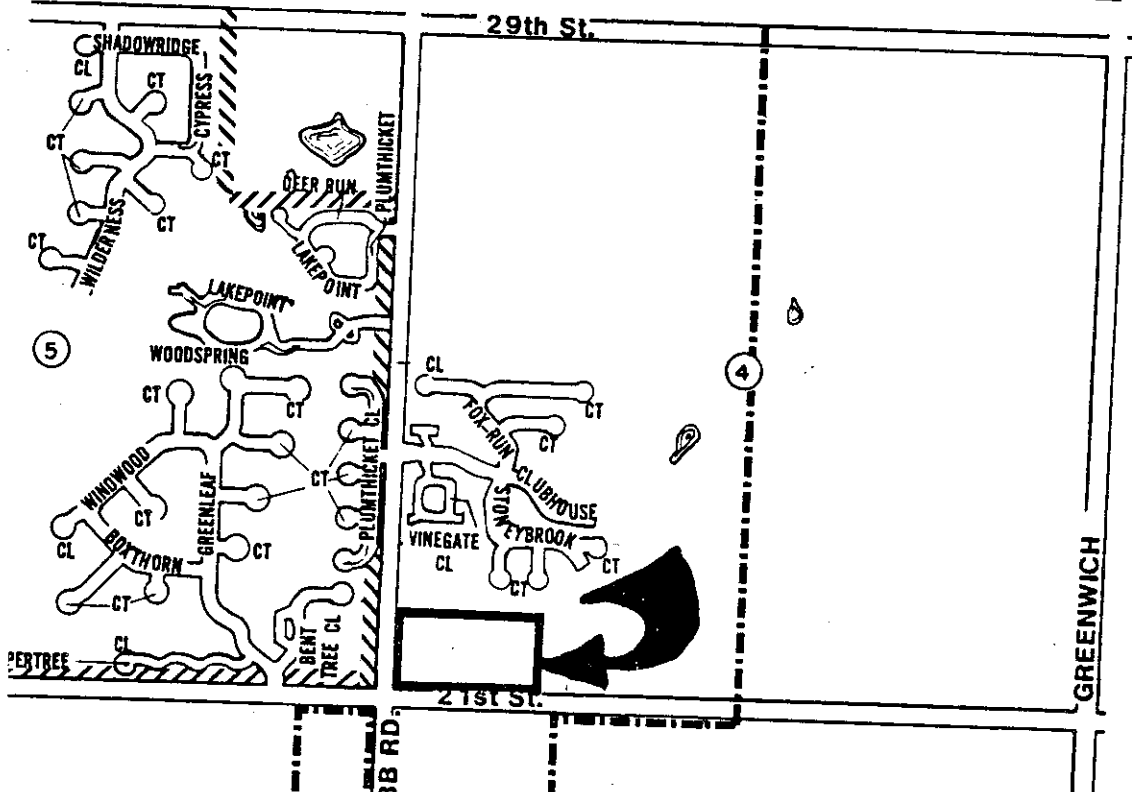
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 4 |
| Industrial: | |
| Total: | 4 |

MINIMUM LOT AREA: 30,000 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z-2834) with (DP-168)

VICINITY MAP:



TALLGRASS EAST COMMERCIAL

Page 2

STAFF COMMENTS:

NOTE: The applicant's associated zone change (Z-2834) requesting "AA" to "LC" has been approved subject to replatting. This property is subject to the provisions of the Tallgrass East Commercial Community Unit Plan (DP-168). As provided by the C.U.P., the lots may be developed with the following maximum amounts of floor area: Lot 1 - 14,500 square feet, Lot 2 - 14,000 square feet, Lot 3 - 11,000 square feet and Lot 4 - 220,000 square feet.

- A. In accordance with the requirements of the Community Unit Plan, the following perimeter street improvements shall be guaranteed:
1. A continuous westbound decel lane on 21st Street, including that portion of the required major entrance that is within public street right-of-way.
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- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the extension of City water to serve the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the access controls being platted shall be referenced in the plat's text.
- H. In accordance with the associated Community Unit Plan, "complete access control" shall be indicated to Webb Road from the north 50 feet of Lot 4, Block 1. Also, "access control except for two openings" shall be indicated to Webb Road from the south 283 feet of the north 333 feet of Lot 4, Block 1. The final plat shall indicate "access control except for one opening" from the leg of Lot 4 that exists between Lots 2 and 3.
- I. 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 East Commercial Community Unit Plan (DP-168) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

- J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- K. 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.
- L. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery easement on this property.
- M. On the final plat, dimensions shall be indicated from lot corners to the Cooperative Refinery easement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. 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 responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

The Community Unit Plan indicates that the pipeline easement may be relocated to the north and east lines of Lot 4. The applicant's agent shall be prepared to advise if the pipeline will be relocated. If the pipeline is not to be relocated, the applicant's agent should be prepared to state what building setbacks, if any, need to be established from the existing 20-foot pipeline easement.

- P. The final plat shall label the centerlines of the adjacent perimeter roads as well as indicate the amount of half-street right-of-way existing and the amount of half-street right-of-way being dedicated.
- 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. 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

TALLGRASS EAST BUSINESS PARK C.U.P.
4/21/89

1. THIS DEVELOPMENT CONTAINS 28.01 GROSS ACRES AND 24.80 NET ACRES. NET ACRES ARE DETERMINED BY REMOVING PUBLIC STREET R.O.W. FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS WITH LIGHT COMMERCIAL AND COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO SIGNS WITH ROTATING OR FLASHING LIGHTS ARE PERMITTED. SIGNS FOR PARCELS 1,2, AND 3 SHALL BE NO TALLER THAN 18', AND SHALL BE MONUMENT-TYPE SIGNS. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.

11. FIRE LANES:

- A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

12. ACCESS CONTROL:

- A. ACCESS TO WEBB ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING INTO PARCEL 3 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS AND BE LOCATED DIRECTLY NORTH OF PARCEL 2. ANOTHER OPENING INTO PARCEL 3 SHALL BE PERMITTED NORTH OF PARCEL 1, SEE PLAN. ONE OPENING SHALL BE PERMITTED FOR PARCEL 1 WITH RIGHT TURN ONLY.
- B. THERE SHALL BE COMPLETE ACCESS CONTROL TO THE PROPOSED K-96 RIGHT-OF WAY ADJACENT TO THE DEVELOPMENT.
- C. THAT PORTION OF THE MAJOR ENTRANCE TO WEBB ROAD SHALL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT IS REQUESTED.

13. AT-THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER):

THE CONSTRUCTION OF A DECELERATION LANE TO SERVE ALL OPENINGS TO PARCELS ON WEBB ROAD. THIS DECEL LANE SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS SET FORTH BY THE TRAFFIC ENGINEERING DEPARTMENT. THIS DOES NOT NECESSARILY MEAN THAT A CONTINUOUS DECEL LANE WILL BE REQUIRED ON WEBB ROAD.

14. MASONRY WALLS:

- A. THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND NORTHEAST PROPERTY LINES SHALL BE WAIVED DUE TO THE PROPOSED K-96 HIGHWAY AND THE UNSUITABILITY OF RESIDENTIAL USES ON THE AIRPORT AUTHORITY PROPERTY. (SEE PLAN). HOWEVER, A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE

SOUTHEAST PROPERTY LINE. (SEE PLAN).

- B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
- C. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT

15. LANDSCAPE BUFFERS:

- A. A 25' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE WEST PROPERTY LINE OF PARCELS 1, 2, AND 3. A 10' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH R.O.W. LINE OF THE PROPOSED DEER RUN STREET (SEE PLAN).
- B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- C. THE LANDSCAPE BUFFERS, AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF AND LOW SHRUBBERY AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD.
- D. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

- 16. FAILURE TO PROPERLY MAINTAIN THE MASONRY WALL OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- 17. TRASH RECEPTACLES LOCATED ON THE SITE, AND STORAGE AREAS ADJACENT TO THE PROPOSED K-96 R.O.W. SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- 18. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

19. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF AN OVERALL SITE DEVELOPMENT PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PHASE OF THE PROPOSED DEVELOPMENT. THE OVERALL SITE PLAN SHALL INDICATE WHAT IS PROPOSED IN THE FIRST PHASE OF BUILDING CONSTRUCTION AND SHALL BE UPDATED TO REFLECT HOW EACH SUBSEQUENT PHASE OF DEVELOPMENT IS COMPATIBLE WITH THE OVERALL SITE PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

20. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORE, RESTAURANT, RETAIL SHOPS, MEDICAL AND DENTAL CLINICS, PHARMACY, DAY CARE CENTER, LAUNDRY AND DRY CLEANING, AND SERVICE STATION WITH A SINGLE STALL/ DRIVE-THRU/ ENCLOSED CAR WASH WITH BZA APPROVAL.

GROSS AREA - 0.92 ACRES (40,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,500 SQ. FT.
FLOOR AREA RATIO - 0.363
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8.
SETBACKS - SEE PLAN.

PARCEL NUMBER 2:

PROPOSED USES: SAME AS PARCEL 1 EXCLUDING SERVICE STATION WITH CAR WASH.

GROSS AREA - 1.03 ACRES (45,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,500 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,500 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 3:

PROPOSED USES: FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL SHOPS, PHARMACIES, THEATER, MEDICAL AND DENTAL CLINICS, DAY CARE CENTER, BARBER AND BEAUTY SHOPS, OFFICES, TAILOR, STUDIOS, BUSINESS OR COMMERCIAL SCHOOL, HEALTH AND FITNESS CLUB.

GROSS AREA - 5.81 ACRES (252,872 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 75,862 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 90,000 SQ. FT.
FLOOR AREA RATIO - 0.356
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 4:

PROPOSED USES: OFFICE WAREHOUSE, LIGHT MANUFACTURING (WITH LESS THAN 10 EMPLOYEES), BUSINESS OR COMMERCIAL SCHOOL, CATERING ESTABLISHMENT, PHYSICAL FITNESS OR GYMNASICS SCHOOL, RESIDENTIAL STORAGE UNITS, PRINT SHOPS, FURNITURE STORE, RETIREMENT COMMUNITY.

GROSS AREA - 17.04 ACRES (742,440 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 222,732 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 265,500 SQ. FT.
FLOOR AREA RATIO - 0.358
MAXIMUM BUILDING HEIGHT - 55'
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

TALLGRASS EAST BUSINESS PARK C.U.P.
4/27/89

*Party Thruout
abandon lines*

1. THIS DEVELOPMENT CONTAINS 28.01 GROSS ACRES AND 24.80 NET ACRES. NET ACRES ARE DETERMINED BY REMOVING PUBLIC STREET R.O.W. FROM GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS WITH LIGHT COMMERCIAL AND COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO SIGNS WITH ROTATING OR FLASHING LIGHTS ARE PERMITTED. SIGNS ALONG WEBB ROAD AND DEER RUN STREET FOR PARCELS 1, 2 AND 3 SHALL BE NO TALLER THAN 10', AND SHALL BE MONUMENT-TYPE SIGNS.

HOWEVER ONE PROJECT IDENTIFICATION SIGN SHALL BE PERMITTED ON WEBB ROAD, AND TWO ALONG DEER RUN STREET PROVIDING THEY DO NOT EXCEED 18' IN HEIGHT AND ARE OF MONUMENT TYPE DESIGN. ONE ADDITIONAL PROJECT IDENTIFICATION SIGN SHALL BE PERMITTED ALONG THE NORTH OR EAST PROPERTY LINE OF PARCEL 3 PROVIDING IT DOES NOT EXCEED 25' IN HEIGHT NOR CONTAIN MORE THAN 150 SQUARE FEET OF SIGN SURFACE AREA.

ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.

9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
11. FIRE LANES:
 - A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
 - B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. ACCESS CONTROL:
 - A. ACCESS TO WEBB ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. ONE OPENING INTO PARCEL 3 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS AND BE LOCATED DIRECTLY NORTH OF PARCEL 2. ANOTHER OPENING INTO PARCEL 3 SHALL BE PERMITTED NORTH OF PARCEL 1, SEE PLAN. ONE OPENING SHALL BE PERMITTED FOR PARCEL 1.
 - B. THERE SHALL BE COMPLETE ACCESS CONTROL TO THE PROPOSED K-96 RIGHT-OF WAY ADJACENT TO THE DEVELOPMENT.
 - C. THAT PORTION OF THE MAJOR ENTRANCE TO WEBB ROAD SHALL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT IS REQUESTED.
13. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE BOTH THE TEMPORARY AND PERMANENT IMPROVEMENTS TO WEBB ROAD UNLESS OTHERWISE DETERMINED UNNECESSARY BY THE CITY ENGINEER. THESE IMPROVEMENTS SHALL CONSIST OF THE CONSTRUCTION OF A DECELERATION LANE TO SERVE THE RIGHT TURN MOVEMENTS FOR DEER RUN STREET AND THE MAJOR ENTRANCE TO PARCEL NUMBER 3 ON WEBB

ROAD AND THE CONSTRUCTION OF A CONTINUOUS THIRD LANE FOR LEFT TURN MOVEMENTS FROM WEBB ROAD INTO THE PROJECT SITE. THIS CONSTRUCTION SHALL START SOUTH OF THE SOUTH PROPERTY LINE AND END NORTH OF THE NORTH PROPERTY LINE AT A SUFFICIENT DISTANCE TO PROVIDE A SAFE TRANSITION. TEMPORARY IMPROVEMENTS SHALL NOT BE REQUIRED UNTIL 20,000 SQ. FT. OF BUILDING FLOOR AREA HAS BEEN CONSTRUCTED.

IF TRAFFIC SIGNALS ARE EVER WARRANTED ON WEBB ROAD DUE TO THE DEVELOPMENT OF THIS PROJECT THEN THE TOTAL COST OF SIGNALIZATION SHALL BE BORN BY THE OWNER OF THIS DEVELOPMENT.

14. MASONRY WALLS:

A. THE MASONRY WALL REQUIREMENT ALONG THE NORTH AND NORTHEAST PROPERTY LINES SHALL BE WAIVED DUE TO THE PROPOSED K-96 HIGHWAY AND THE UNSUITABILITY OF RESIDENTIAL USES ON THE AIRPORT AUTHORITY PROPERTY. (SEE PLAN). HOWEVER, A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTHEAST PROPERTY LINE. (SEE PLAN).

B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).

C. THE REQUIRED MASONRY WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT

15. LANDSCAPE BUFFERS:

A. A 25' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE WEST PROPERTY LINE OF PARCELS 1, 2, AND 3. A 10' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH R.O.W. LINE OF THE PROPOSED DEER RUN STREET (SEE PLAN).

B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFERS MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

C. THE LANDSCAPE BUFFERS, AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF AND LOW SHRUBBERY AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD

D. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

16. FAILURE TO PROPERLY MAINTAIN THE MASONRY WALL OR LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

17. TRASH RECEPTACLES LOCATED ON THE SITE, AND STORAGE AREAS ADJACENT TO THE PROPOSED K-96 R.O.W. SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

18. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

19. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF AN OVERALL SITE DEVELOPMENT PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PHASE OF THE PROPOSED DEVELOPMENT. THE OVERALL SITE PLAN SHALL INDICATE WHAT IS PROPOSED IN THE FIRST PHASE OF BUILDING CONSTRUCTION AND SHALL BE UPDATED TO REFLECT HOW EACH SUBSEQUENT PHASE OF DEVELOPMENT IS COMPATIBLE WITH THE OVERALL SITE PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

20. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: FINANCIAL INSTITUTIONS, RESTAURANT (NO FAST FOOD), RETAIL SHOPS, MEDICAL AND DENTAL CLINICS, PHARMACY, DAY CARE CENTER, LAUNDRY AND DRY CLEANING AND OFFICE USES.

GROSS AREA - 0.92 ACRES (40,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT. (25% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.25
MAXIMUM BUILDING HEIGHT - 35'
PARKING - SEE GENERAL PROVISION NUMBER 8.

SETBACKS - SEE PLAN.

PARCEL NUMBER 2:

PROPOSED USES: SAME AS PARCEL NUMBER 1

**GROSS AREA - 1.03 ACRES (45,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT. (22% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.22
MAXIMUM BUILDING HEIGHT - 35'
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN**

PARCEL NUMBER 3:

PROPOSED USES: OFFICES, HEALTH AND FITNESS CLUB, OFFICE WAREHOUSE, LIGHT MANUFACTURING (WITH LESS THAN 10 EMPLOYEES) GYMNASIAC SCHOOL, RESIDENTIAL STORAGE UNITS, RETAIL FURNITURE STORES, NURSING HOME AND RETIREMENT COMMUNITY, BUSINESS OR COMMERCIAL SCHOOL, MEDICAL AND DENTAL CLINICS, PHARMACY, DAY CARE CENTER, PRINT SHOP, LAUNDRY AND DRY CLEANING, AND CHURCH. ALL OTHER RETAIL USE WITHIN THIS PARCEL SHALL BE PERMITTED PROVIDING THE MAXIMUM FLOOR AREA DEVOTED TO RETAIL SALES DOES NOT EXCEED 20% OF THE TOTAL FLOOR AREA FOR EACH INDIVIDUAL USE OR TENANT.

**GROSS AREA - 22.85 ACRES (995,346 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 298,604 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 350,000 SQ. FT.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN**

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: April 25, 1989

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

FROM: Robert L. Young, Principal Planner *RLY*

SUBJECT: Tallgrass East Business Park Commercial C.U.P.
(DP-192) generally located on the east side of Webb
Road one quarter mile south of 29th Street North.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. The applicant proposes to divide the 28.01 acre property into four parcels for commercial development. The parcels fronting on Webb Road are proposed to be developed with typical retail/office uses including a service station and convenience store. The larger parcel adjacent to the future K-96 freeway is proposed to be developed with office/warehouse and storage facilities with the possibility of some small scale (less than 10 employees) light manufacturing. The applicant is filing an associated zone change request to accommodate the proposed uses. Access to the area is to be accomplished by four openings on Webb Road, one of which is a major opening to the commercial properties and one which is the entrance to a street that is proposed to be constructed to a standard that exceeds the provisions of the City/County subdivision regulations for business, office, commercial and industrial areas. (70 feet of R-O-W/41 feet of roadway see section 7-201 (G) 1, on page 31 of the subdivision regulations.) It also appears that the diameter of the cul-de-sac proposed may not be adequate for the type of vehicles that may be using this type of street.

This development plan proposal has been filed as a companion request to the proposed amendment to the Tallgrass East residential C.U.P. (DP-163) forwarded to you under a separate cover memo.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

RLY:pu

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: June 16, 1989

TO: Mike Lindebak, City Engineer
FROM: Don Losew, Senior Planner, Planning Department
SUBJECT: CIP and Platting Requirements for Street
Improvements Required for a Development

At the June 15, 1989 meeting of the Subdivision Committee, during review of a plat for the Tallgrass East 3rd Addition (21st North, east of Webb), the issue of what if any street (arterial) improvements a development should be responsible for was discussed. In this particular case, the CUP for the site indicated a decel lane on 21st Street should be guaranteed. In addition, Traffic Engineering requested a guarantee for a temporary left turn lane into this addition's only entrance off of 21st. This entrance on 21st, along with one other from Webb are the only entrances for the residential development now encompassing all of this quarter section.

Although it was noted at the meeting that developments of this scale have indeed been willing to accept or participate in associated street improvements, some members of the Subdivision Committee seemed sympathetic, in this particular case and in general, to a position that any such improvements, if deemed necessary by the City, should be provided for in the City's CIP.

Certainly the question of how or when such projects could be programmed into the CIP to correspond to a development's schedule is not clear. However, perhaps as important is the question of who should be responsible for paying for such improvements. In the particular case of the Tallgrass East 3rd Addition, this memo is to advise you that the applicant has been requested to contact Engineering and Traffic Engineering in order to resolve the issue prior to submitting the final plat. Again, it appeared that the Subdivision Committee was of the belief that if such projects were needed, they should be scheduled into the CIP, in some timely manner and not require the developer to guarantee temporary improvements.

Please keep us advised both as to this particular plat, but also as to any general discussion that may evolve concerning the need for such improvements and having the City-at-large assume the costs through the CIP.

DL:sm

cc: Marvin Krout, Director of Planning
Bill McKinley, Traffic Engineering
Vicki Huang, Engineering