

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7.

June 18, 1998

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** S/D 98-65 - CARRIAGE HOUSE PLAZA THIRD ADDITION

**OWNER/APPLICANT:** Ginger Mesker Marital Trust, Attn: Bill E. Mesker,  
600 S. Tyler, Wichita, KS 67209; Joyce B. White Living Trust,  
Harold R. White Living Trust, Attn: Harold White, 316 Fairway,  
Wichita, KS 67212; Misco Leasing, Inc., Attn: Bud Beren, 155 N.  
Market, Suite 125, Wichita, KS 67202

**AGENT:** Sherwood and Harper, Attn: Roger Sherwood, P.O. Box 830, Wichita, KS  
67201; CASCO Corp, Attn: Dan Cutler,  
10877 Watson Rd, St. Louis, MO 63127

**SURVEYOR/ENGINEER:** Austin Miller, PA, Attn: Tim Austin, 254 S. Laura,  
Suite 210, Wichita, KS 67211

**LOCATION:** North side of Kellogg, West of Tyler

**SITE SIZE:** 24.0 acres

**NUMBER OF LOTS**

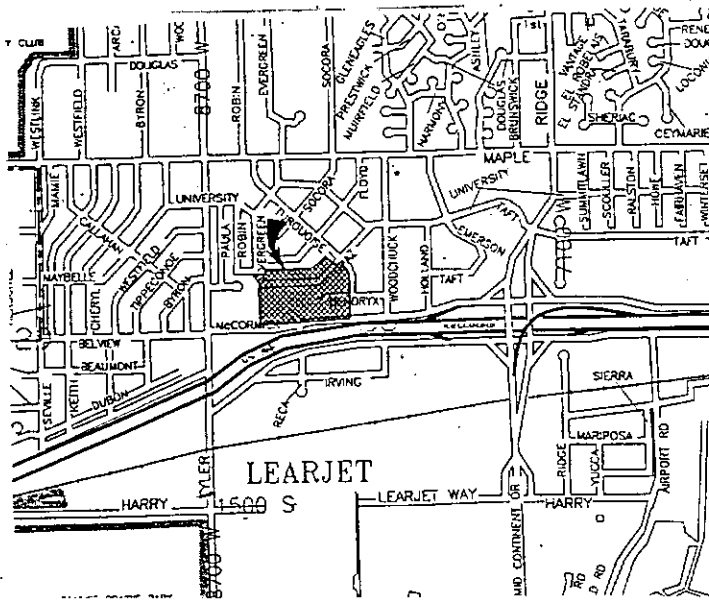
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

**MINIMUM LOT AREA:** .57 acres

**CURRENT ZONING:** SF-6, Single-Family Residential; LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial; GC, General Commercial

**VICINITY MAP**



Note: This site has been approved for a zone change (Z-3275) from SF-6, Single-Family and LC, Limited Commercial to LC, Limited Commercial and GC, General Commercial subject to replatting. The site is also subject to the Carriage House CUP (DP-50, Amendment #1).

STAFF COMMENTS:

- A. City Engineering needs to indicate the type of guarantees required for this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat denotes two access openings for Lot 1 along McCormick, and two access openings along Kellogg in accordance with the CUP. The CUP specifies that one opening along Kellogg shall be shared by Lots 1, 2 and 3, and the other opening shared by Lots 3 and 4. Distances should be shown for all segments of access control. The plat's text shall note that the access controls are being dedicated to the City of Wichita.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. The word "Plaza" should be added to the title of Sheet 2.
- G. The name of the Deputy needs revised to read, "Linda Kizzire".
- H. The legal description should be revised to read, "Section 28, Township 27S, Range 1W."
- I. The final tracing should be submitted with a revised name as an Addition now exists with the name, "Carriage House Plaza Third Addition". This name shall be referenced in the owner's signature block.
- J. The applicant shall submit an avigational easement covering all of the 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.

- K. The final plat shall reference a tie point to a section corner and its distance to the plat.
- L. Traffic Engineering needs to comment on the need for street improvements. In accordance with the CUP, the applicant shall guarantee a southbound left-turn lane on Tyler for McCormick and signalization of the intersection of Tyler and McCormick. Traffic Engineering should comment on any requested dedication of right-of-way.
- M. The note on the face of the plat should be corrected to reference DP-50.
- N. A CUP Certificate shall be submitted to Planning Staff for identifying the approved CUP (referred as DP-50, Amendment #1) and its special conditions for development on this property.
- O. In accordance with the CUP, a cross-lot circulation agreement is required assigning maintenance responsibilities.
- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and

the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Survey: Wichita Home Depot West

Traverse: PLATTED EXTERIOR

DF=1.000000000 Area of 70 to 70 = 24.027 ACRES

Pt Bearing HorizDis Arc Radius Delta Description

Pt	Bearing	HorizDis	Arc	Radius	Delta	Description
70						PIPE
	N89°31'00"E	672.69	✓			
82						PIPE 304
	N54°22'10"E	228.57	✓			
81						PIPE 305
	N38°26'06"E	99.98	✓			
80						3/4" 306
	S50°46'54"E	200.00	✓			
9						NE L7 B3 SET
	S50°46'54"E	60.00	✓			
11						SE TOPAZ SET
	N38°23'23"E	48.45	✓			
83						PIPE 201
	S50°54'26"E	170.00	✓			
23						SET JOG L10
	N39°12'17"E	59.17	✓			
PC 85						PIPE 203
	S 0°15'06"W	17.87	17.87	491.39	2°05'01" ✓	
PT 12						PC L10
	S 0°10'05"E	201.76	✓			
PC 22						NE CUL L11
	S 0°10'05"E	97.98	136.95	50.00	156°55'42" ✓	
PT 21						SE CUL L11
	S 0°10'05"E	70.00	✓			
84						3/4" 407
	S 0°10'05"E	394.92	✓			
74						SE 74
	S86°50'31"W	200.42	✓			
76						PIPE
	S89°27'06"W	600.00	✓			
43						SW L1 B4 SET
	N36°33'00"W	36.91	✓			
45						JOG SET
	S89°27'00"W	480.57	✓			
75						PIPE
	N 0°04'48"E	556.70	✓			
8						NE EXC SET
	N29°14'30"E	30.00	✓			
PC 50						PC NEW
	N31°41'53"W	126.29	131.87	130.00	58°07'15" ✓	
PT 51						PT NEW
	N87°21'44"E	30.00	✓			
PC 52						CV NEW
	N 1°26'37"W	4.17	4.17	100.00	2°23'12" ✓	
PT 7						PCL1 B3 SET
	N 0°03'45"E	49.02	✓			

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Pt	Northing	Easting
70	1753.543	2676.894
82	1759.218	3349.560
81	1892.372	3535.339
80	1970.688	3597.489
9	1844.232	3752.438
11	1806.296	3798.922
83	1844.271	3829.010
23	1737.072	3960.951
PC 85	1782.923	3998.352
PT 12	1765.053	3998.273
PC 22	1563.296	3998.866
PT 21	1465.317	3999.153
84	1395.317	3999.359
74	1000.396	4000.518
76	989.355	3800.405
43	983.613	3200.432
45	1013.263	3178.453
75	1008.649	2697.902
8	1565.350	2698.681
PC 50	1591.527	2713.336
PT 51	1698.979	2646.977
PC 52	1700.359	2676.945
PT 7	1704.523	2676.840