

C.C.

Mr. Biscoe

214-3681

2329 S. Spruce

Lot 1, 2 + 18' of 3

Poplar Ct. Waller Addition

S. of Pawnee

\$3-4 per year taxed

now \$100+

Sewer & water

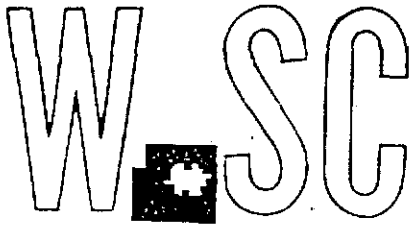
(Letter)

sewer in front of lot 4 2' DEEP

BUILD UP 30" TO ENABLE EXTENSION
OF SEWER

1067
1068

WICHITA — SEDGWICK COUNTY



November 29, 1999

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Ecco Development Corporation
P O Box 1594
Wichita KS 67203

RE: SCZ-0795 – Sedgwick County Zone Change from “RR” Rural Residential to “LI” Limited Industrial. Generally located at the southeast corner of Ridge Road and K-42.

Dear Ladies and Gentlemen:

At its regular meeting on November 24, 1999, the Board of County Commissioners considered the above-captioned request. The action of the County Commissioners was to recommend that the request be APPROVED, subject to platting within 1-year and the following conditions of a Protective Overlay:

- I. All uses allowed within the “LI” Limited Industrial district shall be allowed except for the following list of prohibited uses:
 - (a) Transient lodging, hotels, motels, recreational vehicle parks
 - (b) Restaurants, taverns and drinking establishments, clubs
 - (c) Retail food stores with gross floor area exceeding 3,000 square feet
 - (d) Hospitals, sanitariums, nursing homes
 - (e) Day Care Centers, halfway houses and group homes
 - (f) Public and private schools (all levels), libraries, museums
 - (g) Churches and related facilities
 - (h) Correctional facilities
 - (i) All indoor/outdoor entertainment and/or recreational facilities that would attract more than 25 spectators and/or participants per acre at any one time
 - (j) Airport, Airstrip, Heliport

FILE COPY

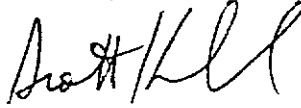


SCANNED

2. The site shall be developed in accordance with the screening requirements of the Unified Zoning Code and the Landscape Ordinance including street landscaping requirements along K-42, Ridge, and 31st Street South; parking lot tree requirements, and buffer tree planting or maintenance of the hedge row buffer on the south property line.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office at 268-4421

Sincerely,



Scott Knebel
Senior Planner

SK/rs

cc: Cessna Aircraft Company, c/o John Fowler, P O Box 7704, Wichita, KS 67277-7704
Rob Hartman, c/o P.E.C., 303 S. Topeka, Wichita, KS 67202
Bill Hancock, County Commissioner
Glen Wiltse, Sedgwick County Code Enforcement

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-89 - CESSNA ADDITION

OWNER/APPLICANT: The Cessna Aircraft Company, One Cessna Blvd., Wichita, KS 67215

AGENT: John Fowler, Senior Facilities Specialist, P.O. Box 7704, Wichita, KS 67277-7704

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Ridge Road and K-42 Highway

SITE SIZE: 76 Acres

NUMBER OF LOTS

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

Water

MINIMUM LOT AREA: 76 Acres

CURRENT ZONING: SF-20, Single-Family Residential
RR, Rural Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0795) to LI, Limited Industrial subject to platting. A Protective Overlay was also required which addresses uses and landscape buffers. The site is located in the County adjoining the City of Wichita.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. In the alternative, Cessna may request the site be included within their special Industrial District, which is exempt from annexation.
- B. The Applicant shall guarantee the extension of sanitary sewer and municipal water. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided. City Engineering needs to indicate the need for any additional guarantees.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the access controls. The site is limited to access from Ridge and 31st St. South, and the final plat shall denote complete access control along K-42 as required by KDOT. The plat denotes three proposed access openings along Ridge Road. County Engineering should comment on the need to increase the complete access control along Ridge Road, to prevent traffic conflicts with K-42. The final plat shall reference the access controls in the platting text.
- F. County Engineering shall comment on the need for any additional right-of-way along perimeter streets. County Engineering requests additional right-of-way along Ridge Road. 75-feet of half street right-of-way is needed at the K-42 intersection, tapering to 60-feet.
- G. County Engineering shall comment on the need for any street improvements. County Engineering has required a guarantee for third lanes on Ridge Road – a northbound left turn at K-42 and a southbound left turn into the first opening.
- H. 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.
- I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- J. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- 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. (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.)
- L. 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*.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR CESSNA ADDITION

113 North: 1666830.5397 East: 1623473.3872
Line Course: N 73-10-26 E Length: 1557.05'

108 North: 1667281.2597 East : 1624963.7782
Line Course: N 88-42-01 E Length: 1071.83'

109 North: 1667305.5708 East : 1626035.3275
Line Course: S 01-18-20 E Length: 410.00'

101 North: 1666895.6772 East : 1626044.6685
Line Course: N 88-52-53 E Length: 190.00'

106 North: 1666899.3860 East : 1626234.6303
Line Course: S 01-18-20 E Length: 875.24'

107 North: 1666024.3732 East : 1626254.5707
Line Course: S 89-00-59 W Length: 190.00'

102 North: 1666021.1113 East : 1626064.5987
Line Course: S 88-50-39 W Length: 2586.13'

110 North: 1665968.9488 East : 1623478.9945
Line Course: N 01-22-13 W Length: 614.57'

111 North: 1666583.3391 East : 1623464.2967
Line Course: N 07-09-37 E Length: 101.12'

112 North: 1666683.6692 East : 1623476.9008
Line Course: N 01-22-13 W Length: 146.91'

113 North: 1666830.5397 East : 1623473.3872

Perimeter: 7742.84' Area: 3,159,445 sq.ft. 72.53 acres

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DEPARTMENT OF LAW
INTEROFFICE MEMORANDUM

TO: Chris Cherches, City Manager
FROM: Gary E. Rebenstorf, Director of Law and City Attorney
SUBJECT: Expansion of Cessna Industrial Districts (Wallace and Pawnee)
DATE: March 16, 2000

A handwritten signature in cursive script, appearing to read 'Gary E. Rebenstorf', written over the 'FROM' line of the memorandum.

Cessna Aircraft Company has inquired into the status of their request for expansion of both the Cessna and Wallace Industrial Districts. Cessna claims that the timing of this effort is becoming critical. This information was provided with my memorandum of November 22, 1999. Cessna has now requested that some additional land be included in the Wallace district (**previously provided legal descriptions of the Wallace expansion should be disregarded**).

Industrial district expansion requires a petition to, and approval by, the County Commission. The City is required to consent by resolution to any such expansion (within three miles), however, before the County can act. Cessna asks for some assurance from City staff that the expansion will be approved before it formally files with the County. Finally, there will need to be amendments of the current non-annexation agreements to incorporate the new lands. (The City Council approved the extension of the non-annexation agreement for the original districts on June 15, 1999.)

The Law Department can proceed to finalize documents if this expansion is appropriate. (Council action will require coordinated approval of a resolution, ordinance, and contract for each district.) A copy of the petitions with legal descriptions and maps is attached for your information. Please let us know if you need any additional information.

cc Allen Bell
Terry Cassady
Marvin Krout
Enc.

GER:JAL

PETITION FOR INCLUDING
CERTAIN ADDITIONAL LANDS IN
THE WALLACE INDUSTRIAL DISTRICT
OF
SEDGWICK COUNTY, KANSAS

TO THE HONORABLE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS:

The undersigned, THE CESSNA AIRCRAFT COMPANY, owner of certain lands lying contiguous to the boundaries of the Wallace Industrial District in Sedgwick County, Kansas, which lands are outside of the city limits of any incorporated city located in said county, and are accessible to railroad or highway transportation facilities and are by character and location suitable for industrial development or establishment of an industrial community for manufacturing, warehousing or distribution of the products of agriculture or industry, and which lands are now exclusively used or proposed to be used for industrial purposes, wishes to request pursuant to K.S.A. 19-3805 that such lands be included in The Wallace Industrial District of Sedgwick County, Kansas.

The lands to be added to such industrial district consists of five (5) parcels described as follows:

A. Parcel One

Beginning 489 feet West of the Southeast corner of the Southwest Quarter of Section 3, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence East 227 feet; thence North 176 feet more or less parallel with the East line of the Southwest Quarter to the South line of A.T. & S.F. Railroad; thence Southwesterly along the right-of-way to a point 489 feet West of the East line of said Southwest Quarter; thence South 114.5 feet to point of beginning; and Beginning at the Southeast corner of the Southwest Quarter of Section 3, Township 28 South, Range 1 West; thence North to the South line of A.T. & S.F. Railroad right-of-way; thence Southwesterly along said right-of-way 271 feet; thence South 176 feet to the South line of the Southwest Quarter of Section 3; thence East 262 feet to beginning, Sedgwick County, Kansas.

B. Parcel Two

The East 100 feet of a tract in the Southwest Quarter of Section 3, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point on the South line of said Quarter Section where the Atchinson, Topeka & Santa Fe Railway Company's right-of-way intersects with the South line of said Quarter, being 899 feet, more or less, West of the Southeast corner of said Southwest Quarter; thence running East on the South line of said Quarter section, 410 feet; thence due North 114.5 feet to the South Boundary line of said right-of-way; thence Southwesterly 426 feet, more or less, to beginning, except that portion for road along the South thereof, as disclosed by Book misc. 385, Page 413 and Book misc. 388, Page 244.

C. Parcel Three

A tract in the Southwest Quarter of Section 3, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; described as: Beginning at a point on the South line of said Quarter section where the Atchison, Topeka and Santa Fe Railway Company's right of way intersects the South line of said Quarter, being 899 feet m/1 West of the Southeast corner of said Southwest Quarter, thence running East on South line of said Quarter 410 feet, thence due North 114 ½ feet to South boundary line of said right of way, thence Southwesterly 426 feet m/1 to beginning; except the East 100 feet thereof.

D. Parcel Four

All that part of the North Half of the Northwest Quarter of Section 10, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, lying south of the Railroad Right-of-Way.

E. Parcel Five

A tract in the North Half of the Northeast Quarter of Section 10, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as beginning at the Northwest corner of Lot 8, Block 1, Ecco Industrial Addition, thence easterly along the North line of said lot a distance of 190 feet to a corner of J. I. Case Addition; thence north parallel with the West line of said Northeast Quarter and along the West line of J. I. Case Addition a distance of 875.24 feet to a corner of said J. I. Case Addition; thence west parallel to the South line of said Northeast Quarter and along the South line of said J. I. Case Addition a distance of 190 feet to a point in the West line of said Northeast Quarter; thence south along the West line of said Northeast Quarter to the point of beginning.

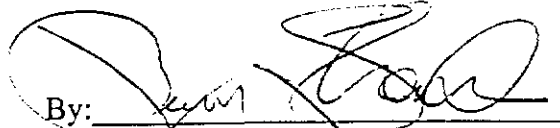
All of the privately owned land in said proposed addition to the industrial district will be exclusively used for industrial establishments and special facilities to serve industry in an industrial community for the location of plants, factories or warehouses to manufacture, warehouse or distribute the products of agriculture or industry and no residential use is presently being made of said land and none will be made thereof as long as said industrial district is in existence and said land is included in it.

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The undersigned petitioner, THE CESSNA AIRCRAFT COMPANY, pray this Honorable Board that all of the lands heretofore described in this petition be added to The Wallace Industrial District of Sedgwick County, Kansas.

Respectfully submitted,

THE CESSNA AIRCRAFT COMPANY

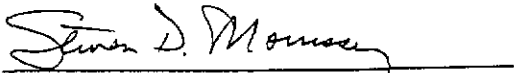


By: _____

Name: Michael J. Shonka

Title: Executive Vice President & CFO

ATTEST:



Name: Steven D. Morrissey

Title: Vice President & Controller

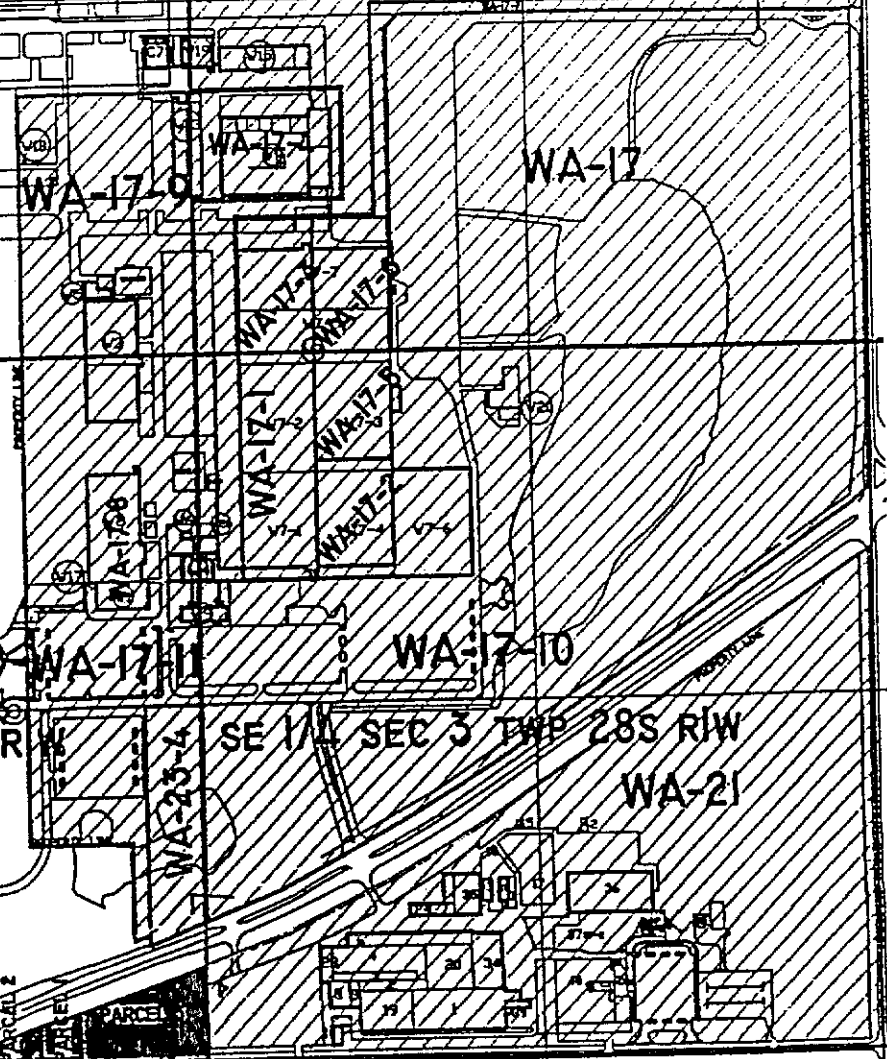
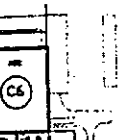
LEASE
37.70
ACRES

NW 1/4 SEC 3 TWP 28S RIW

NE 1/4 SEC 3 TWP 28S RIW

SW 1/4 SEC 3 TWP 28S RIW

SE 1/4 SEC 3 TWP 28S RIW



LOOSE LINE

BOUNDARY LINE

PROPERTY LINE

BOUNDARY LINE

PROPERTY LINE

PARCEL 2

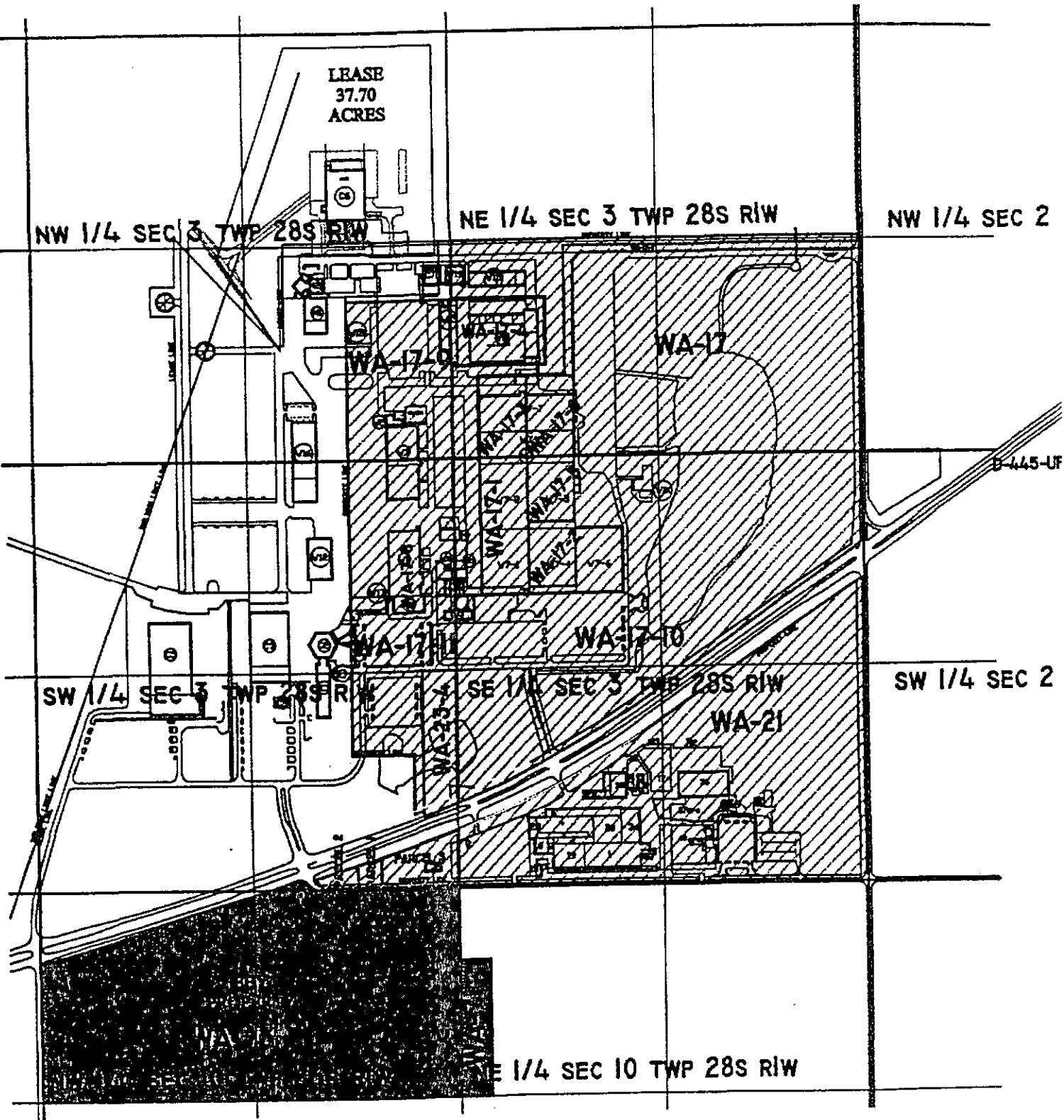
PARCEL

LEASE
37.70
ACRES

NW 1/4 SEC 3 TWP 28S RIW

NE 1/4 SEC 3 TWP 28S RIW

NW 1/4 SEC 2



SW 1/4 SEC 3 TWP 28S RIW

SE 1/4 SEC 3 TWP 28S RIW

SW 1/4 SEC 2

NE 1/4 SEC 10 TWP 28S RIW

PETITION FOR INCLUDING
CERTAIN ADDITIONAL LANDS IN
THE PAWNEE INDUSTRIAL DISTRICT
OF
SEDGWICK COUNTY, KANSAS

TO THE HONORABLE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS:

The undersigned, THE CESSNA AIRCRAFT COMPANY, owner of certain lands lying contiguous to the boundaries of the Pawnee Industrial District in Sedgwick County, Kansas, which lands are outside of the city limits of any incorporated city located in said county, and are accessible to railroad or highway transportation facilities and are by character and location suitable for industrial development or establishment of an industrial community for manufacturing, warehousing or distribution of the products of agriculture or industry, and which lands are now exclusively used or proposed to be used for industrial purposes, wishes to request pursuant to K.S.A. 19-3805 that such lands be included in The Pawnee Industrial District of Sedgwick County, Kansas.

The Territory to be added to such industrial district is described as follows:

A tract of land located in the SE 1/4 Sec. 36, T27S, R1E, the SW 1/4 Sec. 31, T27S, R2E, and the NE 1/4 Sec. 1, T28S, R1E, of the 6th P.M., Sedgwick County Kansas, described as: The south 60 feet of the west 1,504 feet of the east 2,199 feet of the SE 1/4, Sec. 36, T27S, R1E; AND the east 50 feet of the north 665.40 feet of the south 1,540.40 feet of the SE 1/4 Sec. 36, T27S, R1E; AND the west 50 feet of the north 665.40 feet of the south 1,540.40 feet of the SW 1/4 Sec. 31, T27S, R2E; AND the north 30 feet of the west 1,504 feet of the east 2,199 feet of the NE 1/4 Sec. 1, T28S, R1E; AND the south 10 feet of the north 40 feet of the east 249.74 feet of the west 700 feet of the NE 1/4 Sec. 1, T28S, R1; AND a tract of land 60 feet left and 50 feet right of a centerline described as beginning at point 695 feet west of the S.E. corner of the SE 1/4 Sec. 36, T27S, R1E; thence northeasterly on a curve to the left with a radius of 609.09 feet and a delta angle of $56^{\circ}10'$ for a distance of 597.52 feet to the tangent of said curve; thence northeasterly on tangent 12.15 feet; thence northeasterly on a curve to the left with a radius of 1063.03 feet and a delta angle of $33^{\circ}59'$ for a distance of 629.31 feet to the tangent of said curve; said point being 875 feet north of the S.E. corner of SE 1/4 Sec. 36, T27S, R1E.

All of the privately owned land in said proposed addition to the industrial district will be exclusively used for industrial establishments and special facilities to serve industry in an industrial community for the location of plants, factories or warehouses to manufacture, warehouse or distribute the products of agriculture or industry and no residential use is presently being made of said land and none will be made thereof as long as said industrial district is in existence and said land is included in it.

The undersigned petitioner, THE CESSNA AIRCRAFT COMPANY, pray this Honorable Board that all of the lands heretofore described in this petition be added to The Pawnee Industrial District of Sedgwick County, Kansas.

Respectfully submitted,

THE CESSNA AIRCRAFT COMPANY

By: Steve Morrissey
Steve Morrissey
Vice President and Controller

ATTEST:

T. W. Wakefield
T.W. Wakefield, Vice President,
General Counsel and Secretary

