

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 99-2 - THE GATEWAY CENTER ADDITION

**OWNER/APPLICANT:** Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** Southeast corner of 13th St. North and Greenwich

**SITE SIZE:** 58.6 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	12
Industrial:	—
Total:	12

**MINIMUM LOT AREA:** 1 acre

**CURRENT ZONING:** LC, Limited Commercial  
SF-20, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



Note: This unplatted site is located in the County and adjoins the City of Wichita. It is located in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. A request has been submitted for a zone change (SCZ-0783) from SF-20, Single-Family Residential to LC, Limited Commercial. The plat will also be subject to a proposed CUP (DP-239).

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If the applicant desires to complete the plat prior to annexation, both the City and County signature blocks need to be included on the final plat.
- B. This plat will be subject to approval of the associated zone change (SCZ-0783) and CUP (DP-239) and any related conditions.
- C. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. City/County Engineering needs to verify if any other guarantees or easements are required.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- H. The plat denotes six access openings to both Greenwich Road and 13th St. North. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions along arterials. The applicant shall denote access controls along K-96.  
Traffic Engineering needs to comment on the acceptability of the access controls. Any joint access easement shall be established by separate instrument. Distances should be shown for all segments of access control. The dedication of access controls shall be referenced in the plat's text.
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easement. The final plat tracing shall also indicate the recording information for the pipeline easement.
- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Farmland Industries pipeline.
- K. The bearings of the pipeline easement needs to be indicated.
- L. Traffic Engineering needs to comment on the need for any improvements to perimeter streets.

- M. A CUP Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- N. The final plat shall indicate that the Addition is subject to the conditions of the associated CUP.
- 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. (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.)
- 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. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 1/21/99)

**CASE NUMBER:** S/D 99-2 - THE GATEWAY CENTER ADDITION

**OWNER/APPLICANT:** Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** Southeast corner of 13th St. North and Greenwich

**SITE SIZE:** 58.6 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	12
Industrial:	—
Total:	12

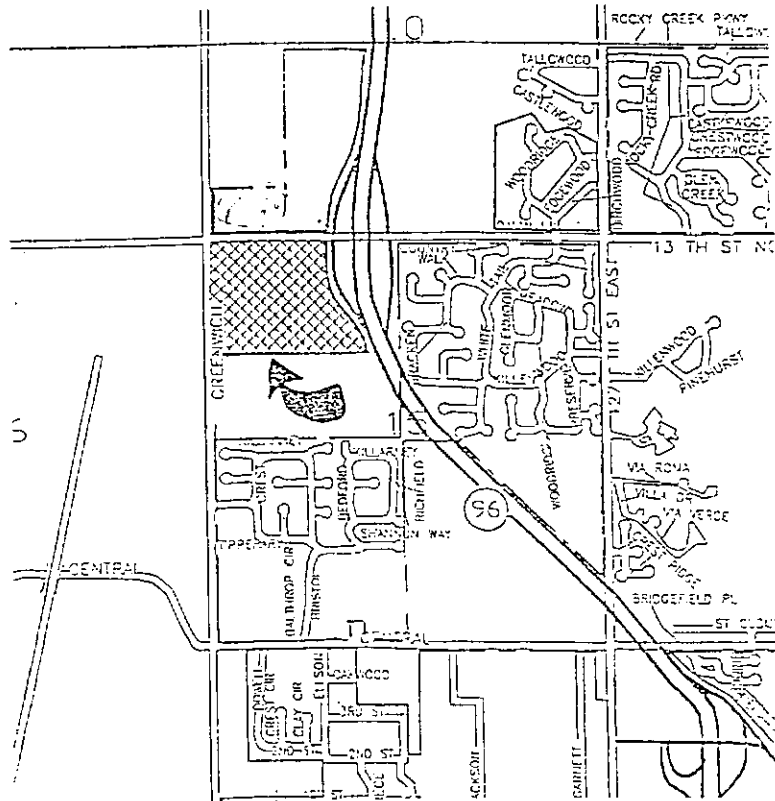
**MINIMUM LOT AREA:** 1 acre

**CURRENT ZONING:** LC, Limited Commercial  
SF-20, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

*V Dean Sellers  
on water petition  
16" on Greenwich \$13<sup>th</sup>*

**VICINITY MAP**



Note: This unplatted site is located in the County and adjoins the City of Wichita. It is located in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. A request has been submitted for a zone change (SCZ-0783) from SF-20, Single-Family Residential to LC, Limited Commercial. The plat will also be subject to a proposed CUP (DP-239).

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If the applicant desires to complete the plat prior to annexation, both the City and County signature blocks need to be included on the final plat.
- B. This plat will be subject to approval of the associated zone change (SCZ-0783) and CUP (DP-239) and any related conditions.
- C. This site is located in the County's Four Mile Creek sewer system and will be served by the County. County Engineering requires the submission of an off-site sanitary sewer easement.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. City/County Engineering needs to verify if any other guarantees or easements are required.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. City Engineering needs to comment on the status of the applicant's drainage plan. An off-site drainage agreement may be needed.
- H. The plat denotes five access openings to Greenwich Road and seven access openings along 13th St. North. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions along arterials.  
Traffic Engineering needs to comment on the acceptability of the access controls. Any joint access easement shall be established by separate instrument. Distances should be shown for all segments of access control. Traffic Engineering has approved three openings from the property to Greenwich and four openings to 13th St. North. On Greenwich, the northernmost of the three openings is limited to right turns in and out. A joint access between lots 1 and 2, a major opening between lots 3 and 4, and a joint access between lots 5 and 6 are approved along Greenwich. On 13th St. North, two of the four permitted openings will be major openings (one shall align with Chapel Hill Road and the other shall align with the entrance to Dillons north of 13th Street North) with left and right turns, and the other two openings shall be limited to right turns in and out (one shall be a joint access opening between Lots 6 and 7 and the other shall be located between lots 9 and 10).
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient and that utilities may be located adjacent to and within the easement. The final plat tracing shall also indicate the recording information for the pipeline easement.

- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Farmland Industries pipeline.
- K. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. In accordance with the zone change (SCZ-0783) and CUP (DP-239) Traffic Engineering has required the following: Along 13th Street North a continuous eastbound accel/decel lane shall be guaranteed from Greenwich to the K-96 on-ramp; plus a center median with two openings, one at Chapel Hill Road and the other to line up with the entrance to Dillons north of 13th St. North; if no median is constructed, the two minor openings shall be designed with raised diverter medians to only permit right-turn movements; and the applicant shall guarantee a portion of the cost of signalization at the intersection of 13th St. North and one of the major openings.
- Along Greenwich Road, the Applicant shall guarantee a temporary left turn southbound lane as long as Greenwich remains a two lane road. The Applicant shall guarantee a permanent southbound left turn lane to the major opening when Greenwich becomes a four-lane road.
- The Applicant shall be responsible for guaranteeing a portion of the cost to improving the on and off ramps at K-96.
- L. A CUP Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- M. The final plat shall indicate that the Addition is subject to the conditions of the associated CUP.
- N. The name of all owners who are signatories on this plat must be printed beneath their signature.
- 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. (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.)
- 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. 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.
- R. 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.

- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. Southwestern Bell has requested additional easements.
- W. 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.

Function 06  
Key No.:  
Page: 4

C -53178

View Property Information  
Specials Inquiry

Pin: 115150220100100

TXRP0604  
BROARK  
Level 00

Name: KISER GATEWAY LLC ETAL

Tax Code	Cert No.	Description	2001 Payment	2001 Thru Payout	Prepay Amount	Beg Year	End Year
14-01	A1859	STREET IMPROVEME	177.68	2,487.48		2000	2014
14-03 6	1595	SEWER IMPROVEMEN	25.16	126.71		1991	2005
14-03 8	A1722	SEWER IMPROVEMEN	9.07	84.77		1995	2009
14-03 9		SEWER IMPROVEMEN				2001	2015
67-29 W	44735	WATER	64.26	766.14	577.01	2001	2015
		(AS OF 05/17/01)	TOTAL	3,465.10	577.01		

Total Payment		Principal	Interest
276.17	Total Specials Due For 2001	139.48	136.69
212.07	Total Specials Due For 2000	108.09	103.98
	Total Pending Specials		

PF1-Exit 4-Detail 5-Print 7-Backward 8-Forward 12-Help 19-Prev key 20-Next key

END OF DESC

Function 06  
Key No.: C -53178  
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View Property Information  
Legal Description

TXRP0602  
BROARK  
Level 00

Pin: 115150220100100

Name: KISER GATEWAY LLC ETAL

Legal Description

LOT 11  
GATEWAY CENTER ADD., THE

BLOCK 1

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

Function 06  
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View Property Information  
Ownership

TXRP0601  
BROARK  
Level 00

Pin: 115150220100100

Name KISER GATEWAY LLC ETAL  
Situs KS

Use PF23 to see notes

Phone  
Mail 7765 KILLARNEY  
To WICHITA KS 67206

Tax	4.30
Specials	212.07
Total	216.37

Tax Unit 6771 WICHITA

Levy 110.143

COUNTY  
CITY OF WICHITA  
USD 259

Control 469993

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help  
PF19-Previous Parcel PF20-Next Parcel

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Key No.: C -53179-0001  
Page: 1

View Property Information  
Ownership

TXRP0601  
BROARK  
Level 00

Pin: 115150220100201

Name 13TH AVENUE PARTNERS LLC  
Situs KS

Phone  
Mail P O BOX 782560  
To WICHITA KS 67278-2560

Tax  
Specials  
Total

No Cur Year Tax Record

Tax Unit 6771 WICHITA  
COUNTY  
CITY OF WICHITA  
USD 259

Levy 110.143

Control 491835

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help  
PF19-Previous Parcel PF20-Next Parcel

END OF DESC

Function 06  
Key No.:  
Page: 2

C -53179-0001

View Property Information  
Legal Description

Name: 13TH AVENUE PARTNERS LLC

Pin: 115150220100201

TXRP0602  
BROARK  
Level 00

Legal Description

THAT PART LOT 12 BEG NE COR S 33.74FT SELY 519.23 FT SE 647.04 FT TO  
SE COR SAID LOT W 915.53 FT N 443.78 FT NW 174.93 FT N 561.15 FT  
E 688.29 FT TO BEG BLOCK 1 GATEWAY CENTER ADD., THE

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

Function 06 View Property Information TXRP0604  
 Key No.: C -53179-0001 Specials Inquiry BROARK  
 Page: 4 Name: 13TH AVENUE PARTNERS LLC Pin: 115150220100201 Level 00

Tax Code	Cert No.	Description	2001 Payment	2001 Thru Payout	Prepay Amount	Beg Year	End Year
14-01	A1859	STREET IMPROVEME	1,520.76	21,290.78		2000	2014
14-03 6	1595	SEWER IMPROVEMEN	215.15	1,083.57		1991	2005
14-03 8	A1722	SEWER IMPROVEMEN	77.52	724.86		1995	2009
14-03 9		SEWER IMPROVEMEN				2001	2015
67-29 W	44735	WATER	543.95	6,485.99	4,884.69	2001	2015
		(AS OF 05/17/01)	TOTAL	29,585.20	4,884.69		

Total Payment		Principal	Interest
2,357.38	Total Specials Due For 2001	1,191.05	1,166.33
1,814.67	Total Specials Due For 2000	924.88	889.79
	Total Pending Specials		

PF1-Exit 4-Detail 5-Print 7-Backward 8-Forward 12-Help 19-Prev key 20-Next key

AREA BEARINGS 2

AREA = 2609208.6175

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
9			1694405.8474	1686369.7406
	N 82 55 18.524 E	139.3604		
15			1694423.0199	1686508.0389
	N 89 06 02.068 E	1570.5383		
38			1694447.6731	1688078.3837
	S 54 31 04.003 E	56.9530		
41			1694414.6147	1688124.7603
	S 00 15 27.040 W	250.0000		
39			1694164.6172	1688123.6367
	S 10 23 27.020 E	519.2300		
42			1693653.9024	1688217.2860
	S 24 13 40.995 E	647.0436		
43			1693063.8509	1688482.8130
	S 89 06 02.136 W	2112.9499		
10			1693030.6840	1686370.1234
	N 01 03 27.443 W	1150.1435		
3			1694180.6316	1686348.8941
	N 05 17 18.104 E	226.1785		
9			1694405.8474	1686369.7406

PRINTER

\*\* PRINTER HAS BEEN TURNED OFF