

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-49 – PRAIRIE POND PLAZA 2nd ADDITION

OWNER/APPLICANT: Taylor Enterprises, Inc., Attn: Dan Taylor, Jr., 1938 N. Woodlawn, Suite 400,
Wichita, KS 67208

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis St., Wichita, KS 67211

LOCATION: Northeast corner of Kellogg and 143rd St. East

SITE SIZE: 16.92 acres

NUMBER OF LOTS

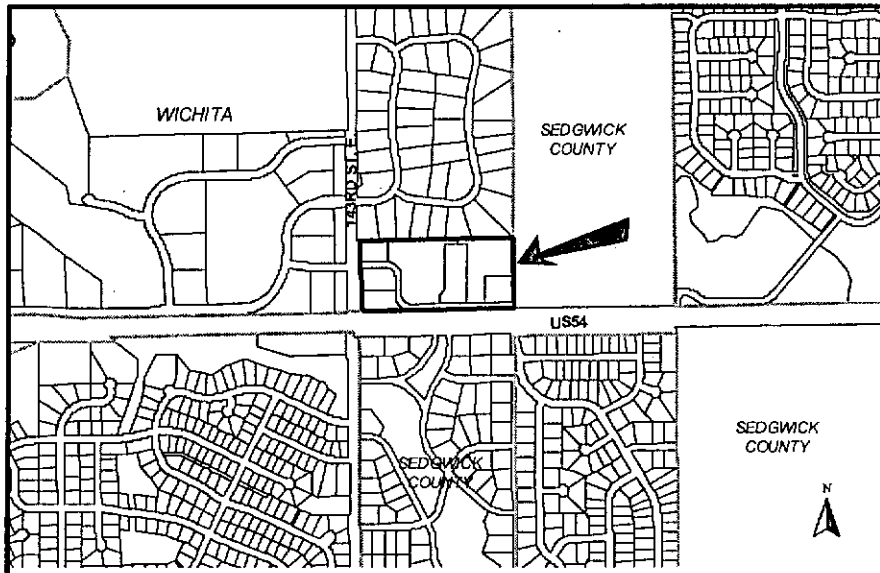
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 16.92 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of the Prairie Pond Plaza Addition. The street has been relocated and one additional lot is proposed. The Prairie Pond Plaza Community Unit Plan (CUP 2003-65, DP-273) was also approved for this site.

STAFF COMMENTS:

- A. Petitions have been provided with Prairie Pond Plaza for sewer, water, paving and traffic improvements. New petitions are needed for proposed improvements. A water extension is needed to serve the lots, along with a sewer extension to serve Lots 2 and 3. A respread agreement for existing sewer improvements is also needed.
- 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. County Engineering requests submittal of a drainage plan.
- D. Access controls have been platted in accordance with Prairie Pond Plaza Addition.
- E. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- F. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- 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 plat's 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 that 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: 316-946-4556) 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.

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- O. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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.
- R. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.



E. Kellogg – Public Involvement Mtg. Minutes

Date: April 28, 2008

Time: 9:30 PM

Location: Conference Call

Attendees: John A. Dix, Quik Trip – PO Box 3475 Tulsa, OK 74101 (918) 615-7829
Steve Lackey, TranSystems

Property Location: Northeast corner of 143rd St. E. and Kellogg.

Discussion:

The project scope and schedule was explained to Mr. Dix. Quik Trip's site is located at the northeast corner of 143rd St. E. and Kellogg. Mr. Dix stated they have been working with the City regarding drainage and frontage road design. Baughman is the engineer for the developer and has been coordinating with the City of Wichita. CraftonTull Sparks is the site engineer. The major issue with Mr. Dix is the fact that the full interchange is not located at 143rd St. E. and Kellogg. He stated it has been his understanding that the interchange would be placed at 143rd St. E. and not a half mile east of 143rd St. E. Mr. Dix stated he would contact Mike Lindebak (Quik Trip's representative in Wichita) and have him follow up with the design team and/or the City to impress upon the City the need for the interchange at 143rd St. E. Mr. Dix indicated they would not develop the site if the interchange is not located at 143rd St. E. and that he will do what is necessary to explain to the City his desire to have a full interchange at 143rd St. E. and attempt to change the City's plan. It was explained to Mr. Dix the reasons for not having the interchange at 143rd St. E., such as close proximity to the K-96 interchange and more specifically the ramp configuration between the two interchanges.

Wichita Team for East Kellogg East Kellogg Improvements

BB Americas, Inc.
Baughman Company, P.A.
Kent Williams Environmental Design
Land Acquisitions, Inc.
MJ Harden
MKFC Engineering Consultants, Inc.
TranSystems
Terracon
Vicki Scuri SiteWorks

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TranSystems
Terracon
Vicki Scutt SiteWorks

Date: 05-05-2008

Time: 10:30 AM

Property Location: 143rd St. E. and Kellogg

Attendees: Mike Lindebak; representing QT
Steve Lackey, TranSystems
Michelle Winkelmann, PB
Mike Jacobs, City

Meeting with at TranSystems; 245 N. Waco, Suite 222

This was a follow up meeting after a phone call conference with John Dix with QuikTrip who offices out of Tulsa, Oklahoma. Mr. Dix referred this issue to Mr. Lindebak as he is the local contact for QuikTrip relating to matters with the City of Wichita. The project schedule and scope was explained to Mr. Lindebak. Ms. Winkelmann explained that the subject intersection would not be a full interchange due to its proximity to the K-96 interchange. She explained the full interchange would be located at the half mile line east of 143rd St. East. Mr. Lindebak indicated that site work had begun on the QuikTrip site and that he would recommend to Mr. Dix that the site be developed as planned and at such time in the future when the freeway was funded and planned for construction, QuikTrip would need to be acquired by the City of Wichita. Currently, the site is being prepared for the new store and site grading has begun. Mr. Lindebak also said that a traffic study was done prior to his retirement with the City by Paul Bertrand for the developer on the northwest corner of the intersection that assisted in the platting of the site and it contemplated that an interchange would be built at 143rd St. East consistent with the Wichita Area Metropolitan Planning Department's Transportation Plan. Ms. Winkelmann explained that the interchange was discussed with the KDOT and due to design standards with respect to weave distances; the full interchange could not be built.

Gunzelman, Paul

From: Jacobs, Michael
Sent: Tuesday, May 06, 2008 6:03 AM
To: Gunzelman, Paul; Armour, James
Subject: E Kellogg - Quick Trip at 143rd

Sensitivity: Private

Attached are meeting notes from a meeting with Mike Lindebak (Representing Quick Trip) and a previous telephone conversation with Mr. Dix.



042808 Quik Trip
Mtg Min.doc



050508 Quik
Trip-Lindebak Mtg ..

Mike will recommend they build the store. We will need to purchase it in the future.

Michael G. Jacobs, P.E.
Special Projects Engineer
City of Wichita - Engineering
City Hall - 7th Floor
Office 316-268-4235

CLOSURE.txt

CLOSURE - PRAIRIE POND PLAZA 2ND ADDITION

PT 01 North: 7539.3812 East : 12481.0998
Line Course: N 88-59-45 E Length: 1257.5200
PT 02 North: 7561.4194 East : 13738.4267
Line Course: S 00-51-16 E Length: 590.1600
PT 03 North: 6971.3250 East : 13747.2273
Line Course: S 89-00-16 W Length: 1217.4000
PT 04 North: 6950.1729 East : 12530.0111
Line Course: N 45-55-51 W Length: 35.3200
PT 05 North: 6974.7388 East : 12504.6337
Line Course: N 00-51-59 W Length: 225.0000
PT 06 North: 7199.7131 East : 12501.2315
Line Course: N 09-23-49 W Length: 101.1200
PT 07 North: 7299.4762 East : 12484.7213
Line Course: N 00-51-59 W Length: 239.9300
PT 01 North: 7539.3788 East : 12481.0934

MISCLOSURE:

Line Course: N 69-15-20 E Length: 0.0069
North: 7539.3812 East : 12481.0998