

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-49 -- MID CONTINENT AIRPORT 6th ADDITION

OWNER/APPLICANT: Wichita Airport Authority, Attn: Bailis Bell, Director of Airports,
P.O. Box 9130, Wichita, KS 67209-0139

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

LOCATION: Northwest and southeast sides of Tyler Road, North side of K-42 Highway

SITE SIZE: 441.83 Acres

NUMBER OF LOTS

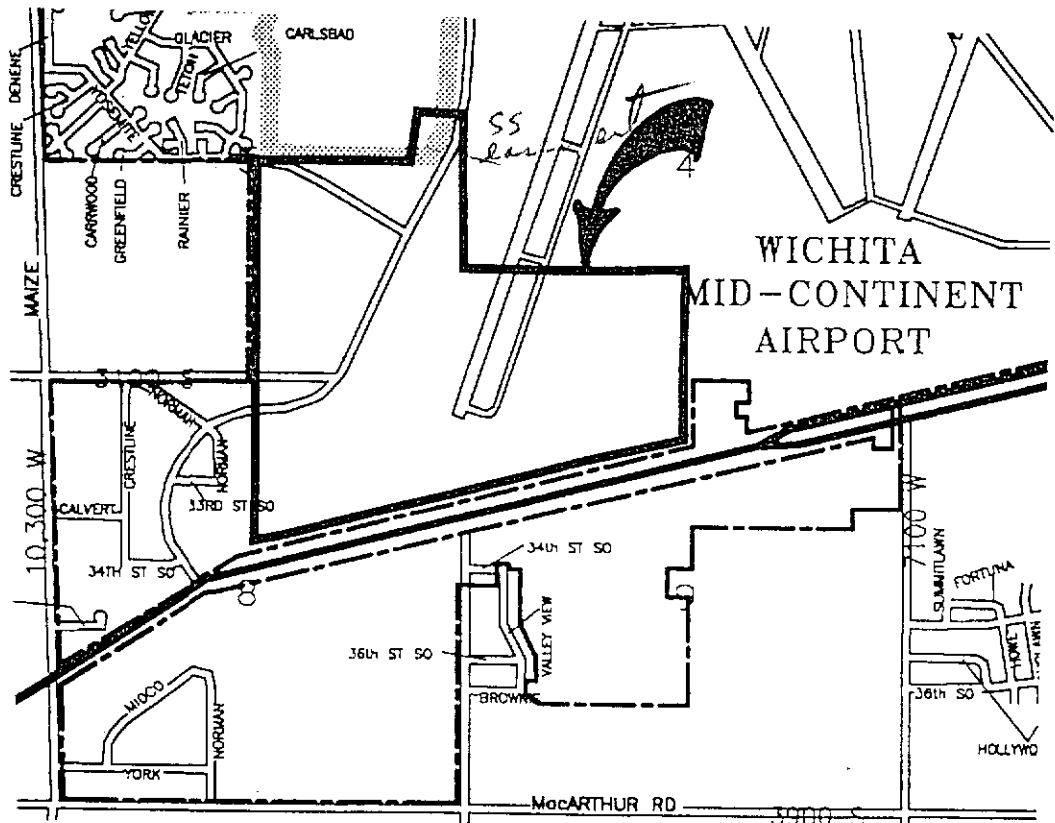
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

MINIMUM LOT AREA: 1.69 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: The portion of this property located east of Tyler Road (old alignment) was approved for a zone change from SF-6, Single-Family Residential to LI, Limited Industrial (Z-3303) subject to platting. The Applicant intends to apply for a zone change for the remainder of the property located west of Tyler Road (old alignment) from SF-6, Single-Family Residential to LI, Limited Industrial. This property consists of unplatted property in addition to the replatting of the Parris Addition.

STAFF COMMENTS:

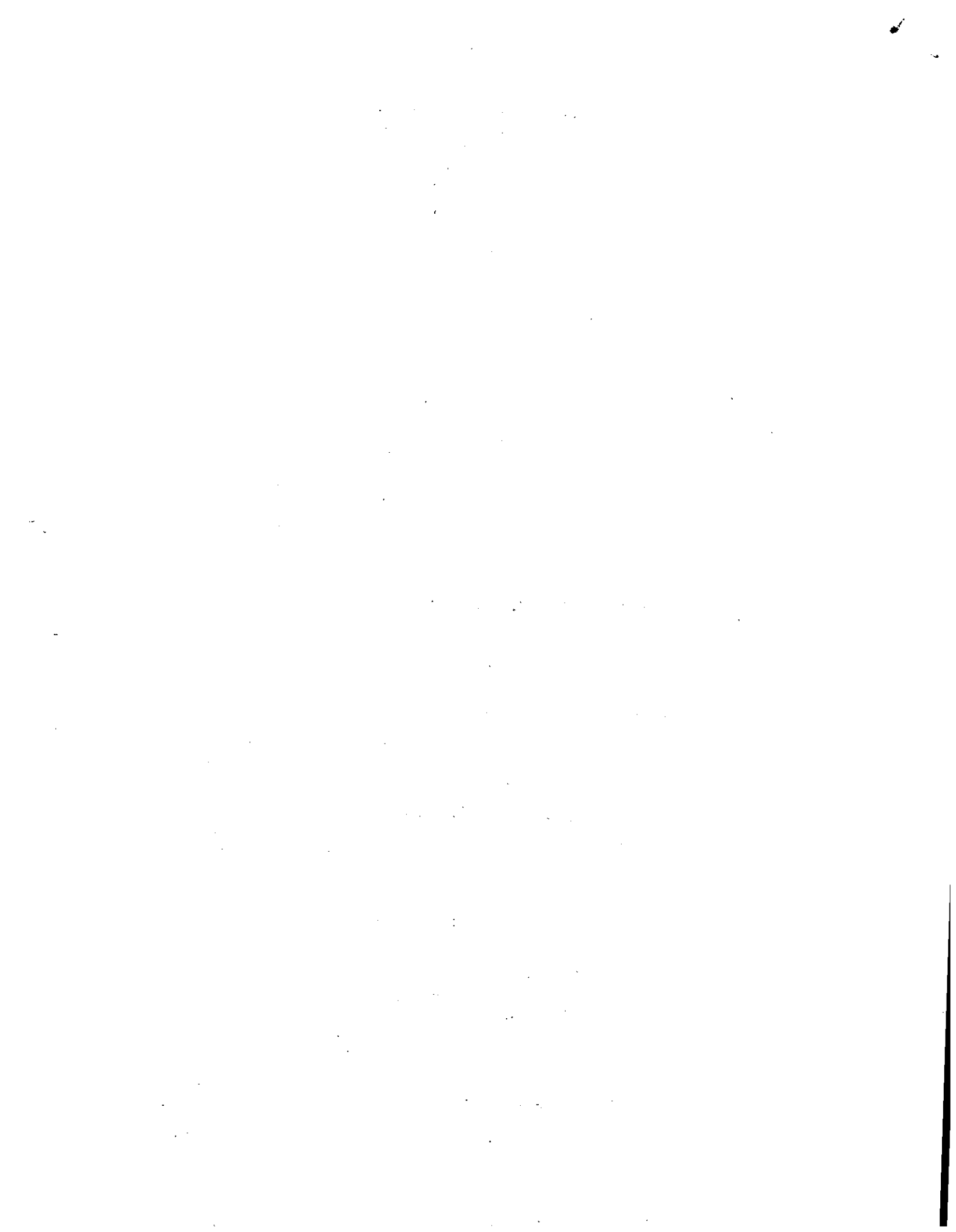
- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved for the remainder of the property located west of Tyler Road (old alignment). This plat will be subject to the approval of the associated zone change and any related conditions of such a zone change.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan and the need for minimum pad elevations or drainage reserves.
- E. KDOT needs to comment on the access controls. The plat indicates access control except for one opening along K-42 Highway. Traffic Engineering needs to comment on the need for access controls along Tyler. Distances should be shown for all segments of access control.
- F. Traffic Engineering needs to comment on the configuration of the intersection of 31st St. South and Tyler Road. It would appear that a smooth radius is needed along 31st Street as it approaches Tyler.
- G. 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.
- H. The platlor'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.
- I. 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.)
- 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.
- K. 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.

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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 AutoCAD. This will be used by the City and County GIS Department.

MID-CONTINENT AIRPORT
6TH ADDITION PLAT BOUNDARY

1601	North: 1668544.8891	East : 1620745.9800
	Line Course: S 00-02-03 W	Length: 1323.03'
1530	North: 1667221.8593	East : 1620745.1909
	Line Course: S 00-56-53 E	Length: 956.78'
46	North: 1666265.2132	East : 1620761.0209
	Line Course: S 73-09-47 W	Length: 425.81'
725	North: 1666141.8784	East : 1620353.4662
	Line Course: S 16-50-13 E	Length: 10.00'
724	North: 1666132.3071	East : 1620356.3627
	Line Course: S 73-09-47 W	Length: 555.70'
723	North: 1665971.3503	East : 1619824.4836
	Line Course: S 16-50-12 E	Length: 15.00'
738	North: 1665956.9932	East : 1619828.8283
	Line Course: S 73-09-47 W	Length: 1781.85'
709	North: 1665440.8830	East : 1618123.3576
	Line Course: S 73-09-47 W	Length: 2556.17'
707	North: 1664700.4939	East : 1615676.7596
	Line Course: N 02-50-47 W	Length: 2366.64'
1021	North: 1667064.2100	East : 1615559.2400
	Line Course: N 00-53-42 W	Length: 2675.04'
1025	North: 1669738.9203	East : 1615517.4543
	Line Course: N 88-21-19 E	Length: 2097.09'
114	North: 1669799.1113	East : 1617613.6835
	Line Course: N 02-08-47 E	Length: 760.08'
112	North: 1670558.6573	East : 1617642.1498
	Line Course: N 88-13-53 E	Length: 407.00'



111 North: 1670571.2188 East : 1618048.9559

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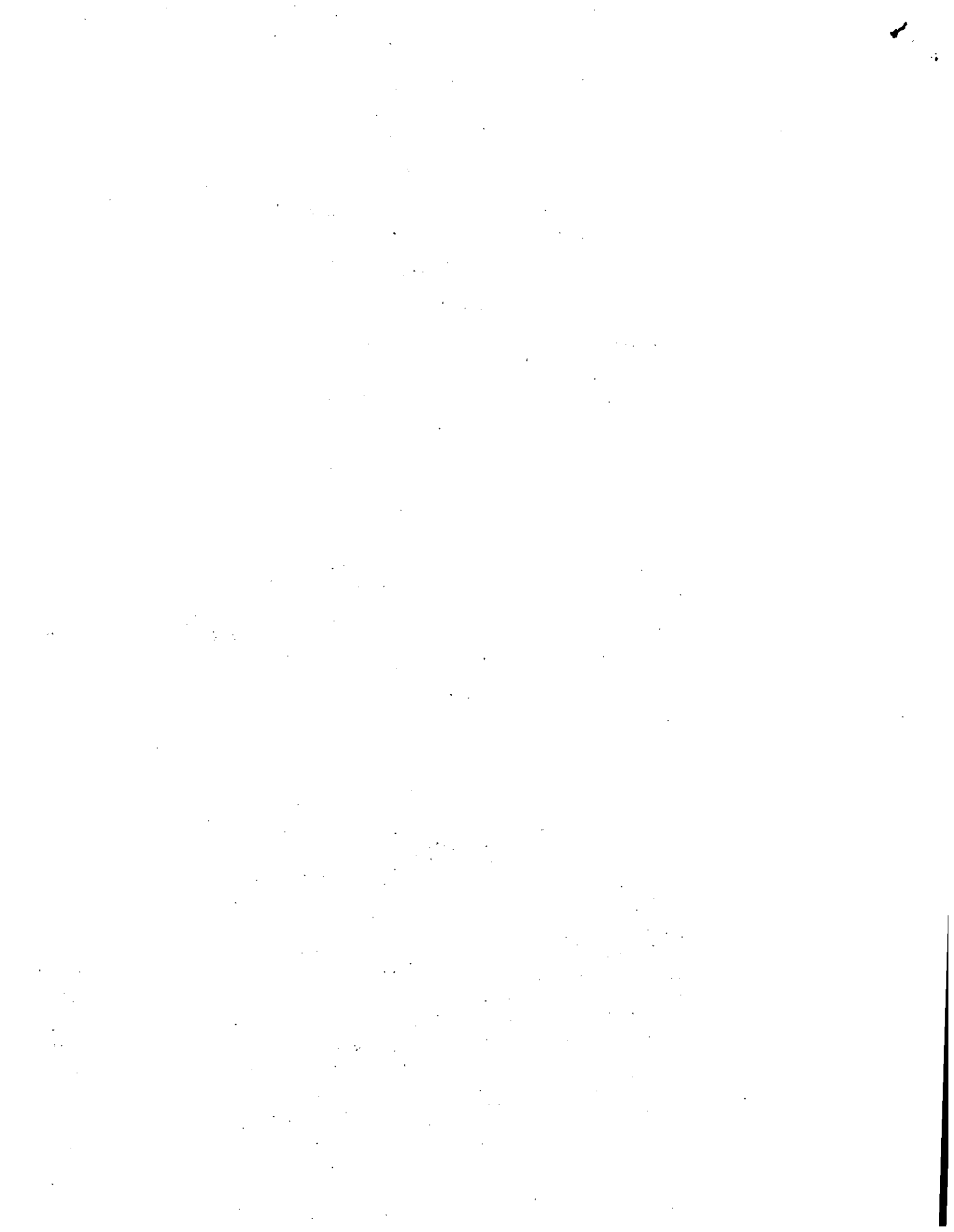
Line Course: S 01-46-00 E Length: 1320.75'

37 North: 1668490.6719 East : 1618061.1764

Line Course: N 88-50-35 E Length: 2685.35'

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Perimeter: 20697.24' Area: 19,245,907 sq.ft. 441.83 acres



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