

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 13

October 22, 1998

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

CASE NUMBER: S/D 98-98 - REGENCY LAKES COMMERCIAL

OWNER/APPLICANT: Regency Lakes, L.C., 8100 E. 22nd St. North, Building 1000,
Wichita, KS 67226

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

LOCATION: Northwest corner of 21st St. North and Greenwich

SITE SIZE: 71 acres

NUMBER OF LOTS

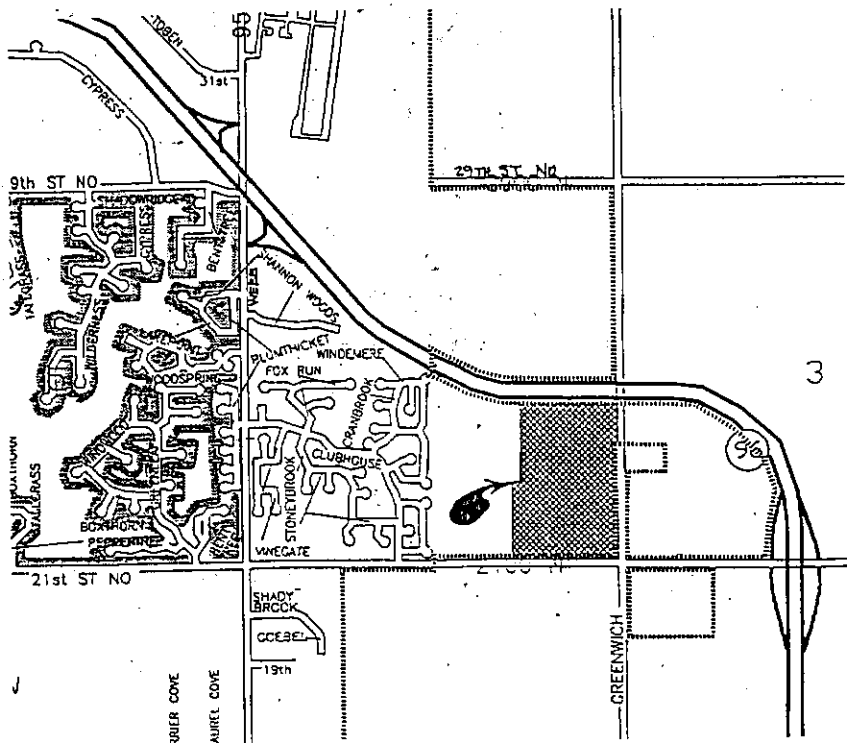
Residential:	
Office:	
Commercial:	4
Industrial:	<u>6</u>
Total:	<u>10</u>

MINIMUM LOT AREA: 32,600 sf

CURRENT ZONING: LC, Limited Commercial
LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP.



Note: This site was recently approved for the Regency Lakes Community Unit Plan (DP-234) and is a replat of the Greenwich Business Park Addition.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees or easements are required.
- 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. If any of this site's drainage is directed onto K-96, a letter from KDOT shall be provided indicating their agreement to accept such drainage.
- D. In accordance with the CUP, a 5-ft wall easement needs to be platted along the west line of the plat, and shall be referenced in the plat's text.
- E. Traffic Engineering needs to comment on the need for improvements to 21st St. North and/or Greenwich.
- F. In accordance with the CUP, Reserve A adjoining K-96 is required to be eliminated from the CUP. This portion of the site, proposed for K-96 interchange improvements, shall not be included within the plat's boundaries, and associated plat's text language needs to be removed.
- G. A cross-lot circulation agreement needs to be provided in accordance with the CUP. Joint access and cross-lot access easements also need to be established by separate instrument.
- H. Traffic Engineering needs to comment on the access controls. The CUP was approved with four points of access to 21st St. North and five to Greenwich Road. The plat denotes an additional access opening on Lot 2 along 21st St. North. The language in the plat's text regarding access to 21st St. North needs to correctly reference "Block 1".
- I. The Chairman of the MAPC needs to be revised to read, "William M. Johnson".
- 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 tie points shall reference section "27S".
- L. 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.
- M. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Community Unit Plan DP-234.
- N. A CUP Certificate shall be submitted prior to City Council consideration, identifying the approved CUP (referred as DP-234) and its special conditions for development on this property.
- O. The centerline of adjoining streets shall be indicated by "CL".
- P. The platting text shall properly reference "K.S.A. 12-512(b)".
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.

- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

August 13, 1998

TO: Marvin Krout, Director of Planning
Dale Miller, Chief Planner
Kurt Schroeder, Superintendent of Central Inspection
Debbie Shauers, Fire Prevention Plans Examiner
Gene Rath, Assistant City Engineer
Mike Lindebak, City Engineer

FROM: Keith Gooch, Senior Planner, Current Plans

SUBJECT: Regency C.U.P. - D.P.-234

Attached for your review and comment is a copy of a proposed development plan for the above-referenced property located at the Northwest corner of 21st Street North and Greenwich.

Please review the proposed C.U.P. and forward any comments to MAPD by Monday August 24, 1998 in to finalize staff's recommendations. Please call me if you have any questions at 268-4421.

PAGE RESET

ACRES ON

AREA BEARINGS 1

AREA = 2747243.4556 (ACRES = 63.0680)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
45			7313.6857	12431.7012
	N 00 43 50.008 W	1022.0000		
44			8335.6026	12418.6704
	N 88 59 56.991 E	125.0015		
49			8337.7860	12543.6528
	N 00 43 50.000 W	1199.1920		
46			9536.8805	12528.3628
	S 89 11 26.150 E	68.7372		
50			9535.9095	12597.0931
	S 65 25 18.497 E	396.9546		
52			9370.8023	12958.0814
	S 57 43 06.134 E	400.9927		
55			9156.6396	13297.0939
	S 73 57 20.726 E	310.7726		
61			9070.7484	13595.7615
	N 89 48 24.739 E	303.6447		
71			9071.7719	13899.4045
	S 00 43 49.987 E	1442.1977		
81			7629.6914	13917.7928
	S 07 47 38.943 W	101.1898		
75			7529.4364	13904.0700
	S 00 43 49.978 E	175.0019		
76			7354.4487	13906.3013
	S 88 59 57.058 W	175.0019		
70			7351.3920	13731.3261
	S 80 28 27.899 W	101.1898		
62			7334.6463	13631.5315
	S 88 59 56.995 W	1200.0134		
45			7313.6857	12431.7012