

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2003-113 -- REGENCY LAKES COMMERCIAL SECOND ADDITION

OWNER/APPLICANT: Consolidated Greenwich 21, LLC, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of 21st Street North and Greenwich

SITE SIZE: 61 Acres

NUMBER OF LOTS

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

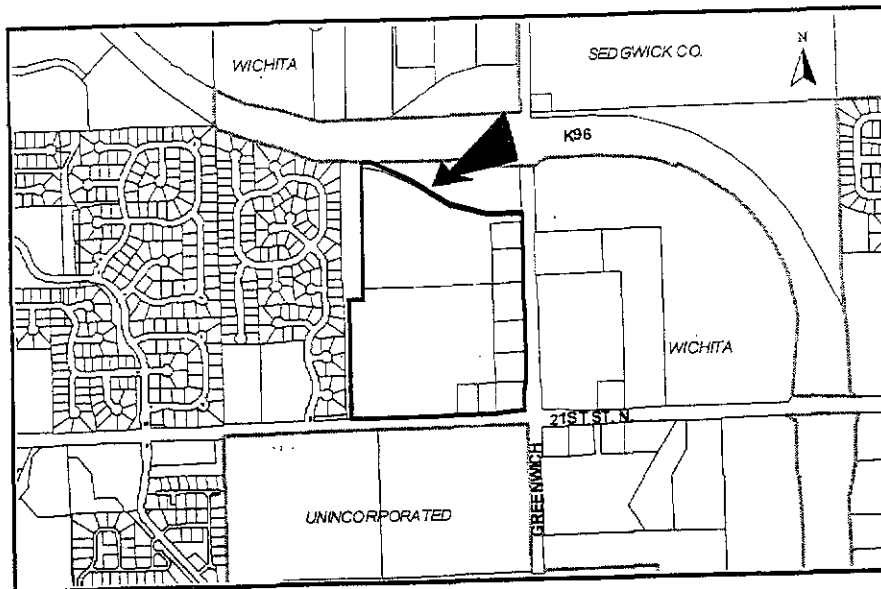
MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: LI, Limited Industrial, LC, Limited Commercial

PROPOSED ZONING: Same

*Drainage Plan*

VICINITY MAP



**NOTE:** This is a replat of Regency Lakes Commercial Addition. The lot configuration has been revised. The applicant proposes an amended Regency Lakes Commercial CUP (DP-234, CUP 2003-49).

Planning Staff recommends approval of the plat.

**STAFF COMMENTS:**

- A. Petitions have been provided with Regency Lakes Commercial Addition for water, sewer, drainage and traffic improvements. City Engineering needs to comment on the need for new guarantees.
- 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.
- D. Traffic Engineering has requested the submittal of a traffic study prior to scheduling of the plat for City Council.
- E. Traffic Engineering needs to comment on the access controls. The plat denotes four openings along both 21st St. North and Greenwich in accordance with the proposed CUP amendment. The access controls are approved subject to verification from the Traffic Study of no adverse impact.
- F. The joint access opening between Lots 1 and 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The Access Management Regulations require an additional 25-foot x 25-foot corner clip at the intersection corner.
- H. A covenant shall be submitted regarding Reserve A platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- I. City Fire Department has requested that the private drive be a 20-foot wide hard paved surface with no parking and include a turnaround or extension to another access point.
- J. The existing bike path along the east property line should be denoted within a right-of-way or public access easement.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. 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.

- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- N. 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.
- O. 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.
- P. The platator'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.
- 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 316-946-4556) 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 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.
- 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.



Professional Engineering Consultants, P.A.

January 26, 2004

JAN 29 2004

Wichita Storm Water Utility  
8th Floor - City Hall  
455 N. Main  
Wichita, KS 67202

Attention: Chris Carrier

Reference: Regency Lakes Commercial/Target N.E. Site  
PEC Project No. 36-03419-5567

Dear Mr. Carrier:

In our meeting last Friday, January 23, 2004, we discussed the concept of accelerating the construction of drainage improvements that would otherwise be undertaken with the Greenwich Road project. Specifically, these improvements would add a two barrel 10X5 box culvert parallel to the box under the entrance proposed with the Target site improvements.

The issue of accelerating construction is driven by funding. We were asked to propose a funding method that would accommodate the accelerated plan. To this end we propose the following:

1. Prepare two petitions to be filed with the replat of Regency Lakes Commercial toward the funding of Greenwich Road Improvements. The total of these petitions would correspond to the existing obligation of \$342,000. One petition for \$292,000 would fund the right and left turn bay construction and the second for \$50,000 would guarantee construction of the drainage improvement under the entrance.
2. A private project would be designed and built to accomplish the desired construction of the drainage improvements concurrently with the present site improvements and would be funded privately by the developer.
3. Upon completion of the box construction, the petition guaranteeing construction would be released. This concept is similar in nature to the process used to guarantee utility extension construction when lot splits are approved. This process was used for both the sewer and water improvements at the New Market Target site.

DIRECTORS:

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DIRECTORS:

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PITTSBURG

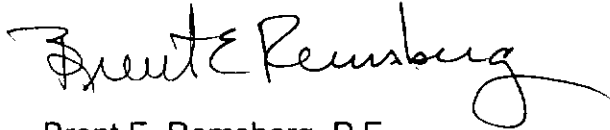
Mr. Chris Carrier  
January 26, 2004  
Page 2

If this proposal meets with your approval, please notify us and we will proceed as stated.

Thank you for your consideration in this matter.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

A handwritten signature in black ink, reading "Brent E. Remsberg". The signature is written in a cursive style with a large, looping "g" at the end.

Brent E. Remsberg, P.E.  
Executive Vice President

BER:amh

FINAL BOUNDARY CLOSURE FOR REGENCY LAKES COMMERCIAL 2<sup>ND</sup>

PNT.#

101	North: 50073.2480	East : 49899.0590
	Line Course: S88°59'57"W Length: 150.00'	
19	North: 50070.6280	East : 49749.0791
	Line Course: S80°28'28"W Length: 101.19'	
18	North: 50053.8823	East : 49649.2845
	Line Course: S88°59'57"W Length: 1200.01'	
17	North: 50032.9218	East : 48449.4575
	Line Course: N00°43'50"W Length: 1022.00'	
16	North: 51054.8387	East : 48436.4268
	Line Course: N88°59'57"E Length: 125.00'	
15	North: 51057.0221	East : 48561.4077
	Line Course: N00°43'50"W Length: 1153.34'	
25	North: 52210.2698	East : 48546.7023
	Line Course: S74°49'46"E Length: 179.58'	
24	North: 52163.2743	East : 48720.0271
	Line Course: S65°25'19"E Length: 297.70'	
23	North: 52039.4512	East : 48990.7541
	Line Course: S57°43'06"E Length: 366.66'	
22	North: 51843.6247	East : 49300.7405
	Line Course: S73°57'21"E Length: 302.89'	
21	North: 51759.9125	East : 49591.8326
	Line Course: N89°48'24"E Length: 325.71'	
20	North: 51761.0119	East : 49917.5399
	Line Course: S00°43'50"E Length: 1412.20'	
8	North: 50348.9248	East : 49935.5465
	Line Course: S07°47'39"W Length: 101.19'	
7	North: 50248.6697	East : 49921.8237
	Line Course: S00°43'50"E Length: 150.00'	
100	North: 50098.6827	East : 49923.7363
	Line Course: S44°08'03"W Length: 35.44'	
101	North: 50073.2480	East : 49899.0588

Perimeter: 6922.92' Area: 2,692,534. sq.ft. 61.81 acres

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