

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 99-86 -- REED COMMERCIAL ADDITION

OWNER/APPLICANT: 21/127 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: Southeast corner of 21st St. North and 127th St. East

SITE SIZE: 17.38 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

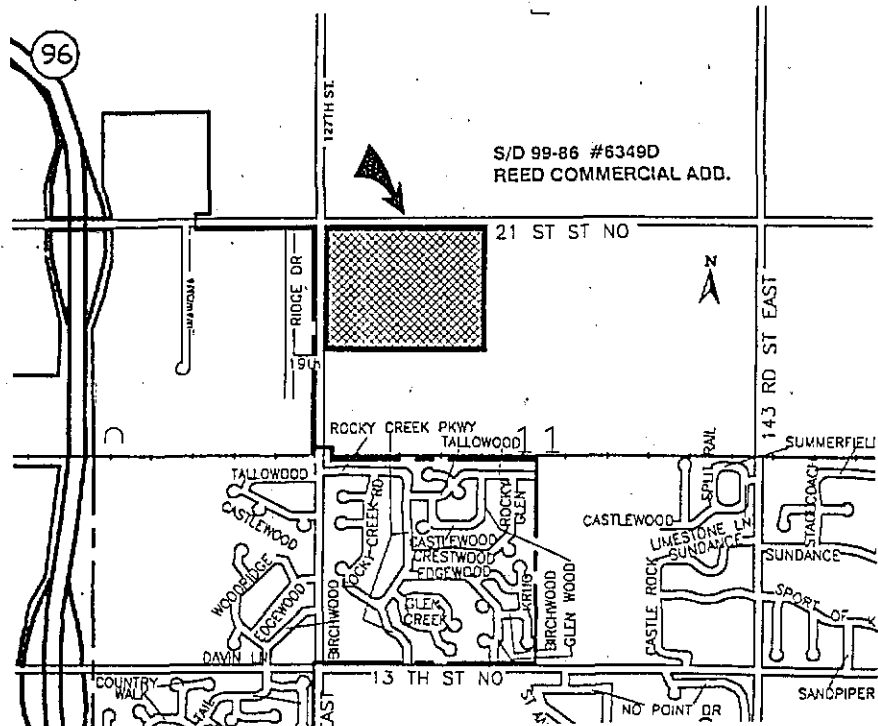
MINIMUM LOT AREA: 1.09 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

*Can 4-mile Creek
serve this site?*

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0712) from SF-20, Single-Family Residential to LC, Limited Commercial and is also subject to the Reed Property Commercial Community Unit Plan (DP-222). The site is located in the County adjoining Wichita's city limits.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.
- B. City Engineering needs to indicate the status of City water and sanitary sewer services for this site and the need for guarantees.
- C. If improvements are guaranteed by petition, a notarized *certificate listing the petitions* shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- E. Traffic Engineering needs to comment on the access controls. In accordance with the CUP approved for the site, the plat proposes four access openings along 21st St. North and three access openings along 127th St. East. No openings shall be permitted along 127th St. East until a paving guarantee is provided. Distances shall be shown for all segments of access control. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and shall be indicated on the face of the plat. The final plat shall reference the access controls in the plat's text.
- F. 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.
- G. In accordance with the CUP, the Applicant shall provide a guarantee for a left turn lane on 127th St. East, a left turn lane on 21st St. North to the major opening, and a continuous right turn lane on 21st Street North.
- H. On the final plat, the wall easement shall be referenced in the plat's text.
- I. On the final plat, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan (DP-222)
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on the property.
- K. 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.

- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 12/2/99)

CASE NUMBER: S/D 99-86 -- REED COMMERCIAL ADDITION

OWNER/APPLICANT: 21/127 L.L.C., 8100 E. Rock Road, Building 1000, Wichita, KS 67226; Clarence Mollett, 2515 Briarwood Lane, Hutchinson, KS 67502

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

LOCATION: Southeast corner of 21st St. North and 127th St. East

SITE SIZE: 20.02 Acres

NUMBER OF LOTS

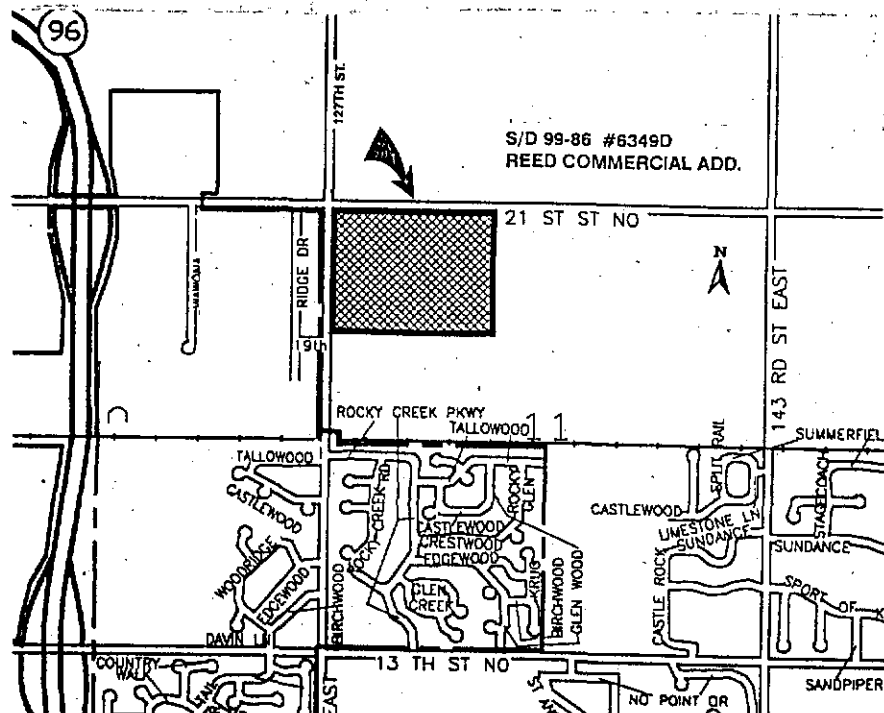
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 1.15 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This site has been approved for a zone change (SCZ-0712) from SF-20, Single-Family Residential to LC, Limited Commercial and is also subject to the Reed Property Commercial Community Unit Plan (DP-222). The site is located in the County adjoining Wichita's city limits.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.
- B. City Engineering needs to indicate the status of City water and sanitary sewer services for this site and the need for guarantees. A guarantee shall be submitted for sewer and water extensions.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. An off-site drainage agreement is required. County Engineering requires renewed final drainage plan to determine impact of the drainage on the 21st St. Right of Way.
- E. In the legal description, the bearing of N0051'36"W needs to be corrected to N00°51'36"W.
- F. In accordance with the CUP approved for the site, the plat proposes three access openings along both 21st St. North and 127th St. East. No openings shall be permitted along 127th St. East until a paving guarantee is provided. Distances shall be shown for all segments of access control. In accordance with the Subdivision regulations, access points are limited to right turns only within 250 feet of the intersection and shall be indicated on the face of the plat. The final plat shall reference the access controls in the plat's text.
- G. In accordance with the CUP, the Applicant shall provide a guarantee for a left turn lane on 127th St. East, a left turn lane on 21st St. North to the major opening, and a continuous right turn lane on 21st Street North.
- H. On the final plat, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan (DP-222)
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on the property.
- 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 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.)
- 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

Reed Commercial Addition

Project: 99220 Reed Commercial Final Plat – One Step
COGO Revisions: 10/12/99, 01/25/00
Date: Fri July 27 13:40:07 2001
COGO Project: 92 20 99220
Client: 154

Parcel name: Boundary w/ Street Dedication

Line Course: N 88-33-26.0864 E Length: 1098.05300237	North: 1699827.73081931	East: 1691543.20340177
Line Course: S 00-51-35.7884 E Length: 843.03248499	North: 1699855.37775452	East: 1692640.90829972
Line Course: S 88-33-26.0864 W Length: 1098.05300237	North: 1699012.44022029	East: 1692653.56073545
Line Course: N 00-51-35.7884 W Length: 843.03248499	North: 1698984.79328507	East: 1691555.85583750
	North: 1699827.73081931	East: 1691543.20340177

Perimeter: 3882.17097472 Area: 925,646. sq.ft. 21.24 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000100 Course: S 90-00-00.0000 E
Error North: 0.000000000 East: 0.000000000
Precision 1: 3,882,170,974.72000030

Parcel name: Boundary w/ out Street Dedication

Line Course: N 00-51-35.7884 W Length: 533.18325943	North: 1698985.54866842	East: 1691585.84787835
Line Course: N 07-40-14.9678 E Length: 101.11874208	North: 1699518.67187541	East: 1691577.84573484
Line Course: N 00-51-35.7884 W Length: 175.00000000	North: 1699618.88573605	East: 1691591.34322117
Line Course: N 88-33-26.0864 E Length: 175.00000000	North: 1699793.86602579	East: 1691588.71677879
Line Course: N 80-01-35.3303 E Length: 101.11874208	North: 1699798.27220077	East: 1691763.66130034
Line Course: N 88-33-26.0864 E Length: 778.20325943	North: 1699815.78525970	East: 1691863.25192624
Line Course: S 00-51-35.7884 E Length: 823.03145025	North: 1699835.37897244	East: 1692641.20847992
Line Course: S 88-33-26.0864 W Length: 1068.05145025	North: 1699012.44022023	East: 1692653.56073527
	North: 1698985.54866838	East: 1691585.84787836

Perimeter: 3754.70690353 Area: 872,021. sq.ft. 20.01 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000005 Course: S 14-10-30.5114 E
Error North: -0.000000045 East: 0.000000011
Precision 1: 80,594,450,465.92262300

Parcel name: Lot 1, Block 1

Line Course: N 88-33-26.0864 E Length: 375.66017222	North: 1699815.78525968	East: 1691863.25192641
Line Course: S 01-26-33.9136 E Length: 250.00000000	North: 1699825.24368512	East: 1692238.79300696
Line Course: N 88-33-26.0865 E Length: 400.00000000	North: 1699575.32294004	East: 1692245.08754264
Line Course: S 00-51-35.7884 E Length: 573.01851600	North: 1699585.39419693	East: 1692644.96073477
Line Course: S 88-33-26.0864 W Length: 1068.05145025	North: 1699012.44022001	East: 1692653.56073545
Line Course: N 00-51-35.7884 W Length: 408.18325943	North: 1698985.54866816	East: 1691585.84787854
Line Course: N 89-08-24.2116 E Length: 262.45570042	North: 1699393.68595391	East: 1691579.72176531
Line Course: N 89-08-24.2116 E Length: 262.45570042	North: 1699397.62495263	East: 1691842.14790534
Line Course: N 00-51-35.7884 W Length: 413.4065620	North: 1699810.98304706	East: 1691835.94342813
Line Course: N 80-01-35.3303 E Length: 27.72751923	North: 1699815.78525947	East: 1691863.25192641

Perimeter: 3778.50127377 Area: 669,390. sq.ft. 15.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000021 Course: S 01-57-19.3462 E
 Error North: -0.000000211 East: 0.000000007
 Precision 1: 17,862,433,501.38999200

Parcel name: LOT 2, BLOCK 1

Line Course: N 89-08-24.2116 E Length: 251.20574708	North: 1699593.83195922	East: 1691587.96880774
Line Course: S 00-51-35.7884 E Length: 199.99968900	North: 1699597.60211592	East: 1691839.14626152
Line Course: S 89-08-24.2116 W Length: 262.45570042	North: 1699397.62495289	East: 1691842.14790529
Line Course: N 00-51-35.7884 W Length: 125.00000000	North: 1699393.68595417	East: 1691579.72176526
Line Course: N 07-40-14.9678 E Length: 75.83874208	North: 1699518.67187542	East: 1691577.84573498
	North: 1699593.83195922	East: 1691587.96880775

Perimeter: 914.49987858 Area: 52,069. sq.ft. 1.19 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000001 Course: S 83-09-26.0157 E
 Error North: -0.000000001 East: 0.000000012
 Precision 1: 77,995,381,878.59954800

Parcel name: LOT 3, BLOCK 1

Line Course: N 00-51-35.7884 W Length: 175.00000000	North: 1699618.88573605	East: 1691591.34322131
Line Course: N 88-33-26.0864 E Length: 175.00000000	North: 1699793.86602580	East: 1691588.71677892
	North: 1699798.27220077	East: 1691763.66130047

Line Course: N 80-01-35.3303 E Length: 73.39122285
North: 1699810.98304729 East: 1691835.94342809
Line Course: S 00-51-35.7884 E Length: 213.40496720
North: 1699597.60211590 East: 1691839.14626152
Line Course: S 89-08-24.2116 W Length: 251.20574708
North: 1699593.83195920 East: 1691587.96880775
Line Course: N 07-40-14.9678 E Length: 25.28000000
North: 1699618.88573602 East: 1691591.34322131

Perimeter: 913.28193712 Area: 50,244. sq.ft. 1.15 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000003 Course: S 06-52-54.2051 E
Error North: -0.000000027 East: 0.000000003
Precision 1: 33,571,178,692.99697500

Parcel name: LOT 4, BLOCK 1

Line Course: N 88-33-26.0864 E Length: 200.00000000
North: 1699825.24368503 East: 1692238.79300696
Line Course: S 01-26-33.9136 E Length: 250.00000000
North: 1699830.27931357 East: 1692438.72960303
Line Course: S 88-33-26.0865 W Length: 200.00000000
North: 1699580.35856849 East: 1692445.02413871
Line Course: S 88-33-26.0865 W Length: 200.00000000
North: 1699575.32294004 East: 1692245.08754264
Line Course: N 01-26-33.9136 W Length: 250.00000000
North: 1699825.24368512 East: 1692238.79300696

Perimeter: 900.00000000 Area: 50,000. sq.ft. 1.14 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000010 Course: N 01-30-52.8468 W
Error North: 0.000000097 East: -0.000000003
Precision 1: 9,288,749,794.61637120

Parcel name: LOT 5, BLOCK 1

Line Course: N 88-33-26.0865 E Length: 202.54308721
North: 1699830.27931352 East: 1692438.72960303
Line Course: S 00-51-35.7884 E Length: 250.01293425
North: 1699835.37897218 East: 1692641.20848009
Line Course: S 88-33-26.0865 W Length: 200.00000000
North: 1699585.39419689 East: 1692644.96073477
Line Course: S 88-33-26.0865 W Length: 200.00000000
North: 1699580.35856844 East: 1692445.02413870
Line Course: N 01-26-33.9136 W Length: 250.00000000
North: 1699830.27931352 East: 1692438.72960302

Perimeter: 902.55602146 Area: 50,317. sq.ft. 1.15 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.00000001 Course: S 80-32-15.6401 W
Error North: -0.000000001 East: -0.000000006
Precision 1: 159,321,055,838.93820000