

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2003-88 -- WICHITA CLINIC ADDITION

**OWNER/APPLICANT:** Integrated Healthcare Systems, Inc., 3311 E. Murdock St, Wichita, KS 67208-3054; Ralph A. And Mary K. Lanzrath, 1857 N. Wawona St., Wichita, KS 67206

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants Inc., 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** South side of 21st St. North, East side of K-96 Expressway

**SITE SIZE:** 30.5 Acres

**NUMBER OF LOTS**

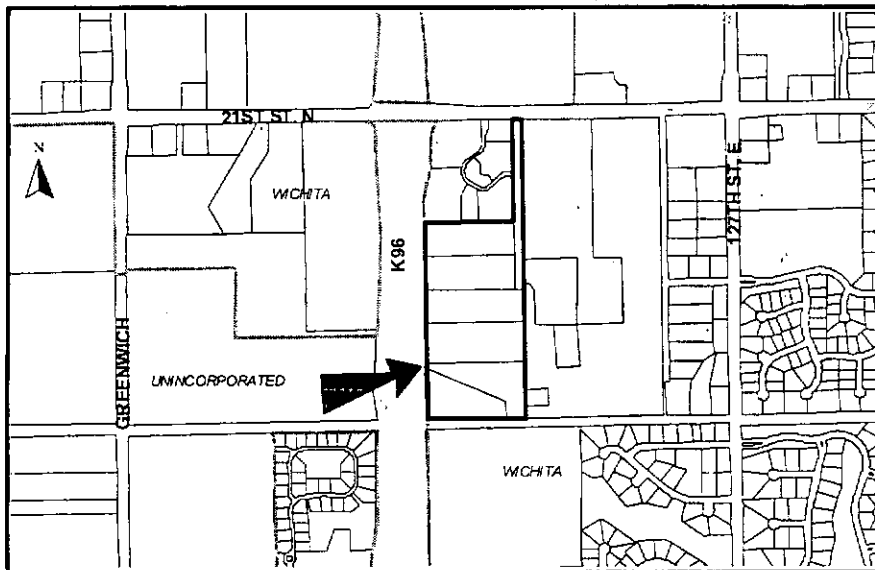
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 30 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



**SUB 2003-88 -- Preliminary Plat of WICHITA CLINIC ADDITION**  
**August 14, 2003 - Page 2**

**NOTE:** This is a replat of a portion of the Lanzrath Addition in addition to unplatted land. The applicant has proposed a zone change (ZON 2003-39) from SF-5, Single-Family Residential to GO, General Office. The site is located within the 100-year floodplain.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *Ext. of Sewer*
- 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 concept.
- E. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. **Traffic Engineering and City Fire Department** need to comment on the need for additional street right-of-way along Bracken Cir. A 70-ft street right-of-way width (41-ft roadway width) is needed to conform with commercial street standards.
- G. The north 1,475 feet of Bracken Cir is located in an existing street right-of-way (Wawona) and needs to be excluded from plat boundaries. Vacation of street right-of-way may be needed regarding the median.
- H. The applicant will need to file a request for a street name change to Bracken with the **Wichita/Sedgwick County Address Committee**, which will be reviewed by the Subdivision Committee.
- I. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- J. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- K. **County Surveying** advises that the Floodway reserve needs bearings.
- L. 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 (Steve Penaluna at 316-322-8247) to have a wetland determination completed.
- M. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

**SUB 2003-88 -- Preliminary Plat of WICHITA CLINIC ADDITION**  
**August 14, 2003 - Page 4**

- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. The applicant is reminded that a compact disk (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.

**SUB 2003-88 -- Preliminary Plat of WICHITA CLINIC ADDITION**  
**August 14, 2003 - Page 3**

- N. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- O. City Fire Department needs to comment on the need for additional right-of-way for a turnaround. In accordance with the Subdivision regulations, a minimum street property line diameter of 130 feet shall be provided for a circular turnaround.
- P. GIS needs to comment on the proposed street name change of Wawona to Bracken. *The street name is approved.*
- Q. Complete access control needs to be platted along K-96.
- R. Recording data is needed for the 100-ft Westar easement along the south property line.
- S. 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.
- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 8/14/03)

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**OWNER/APPLICANT:** Integrated Healthcare Systems, Inc., 3311 E. Murdock St, Wichita, KS 67208-3054; Ralph A. And Mary K. Lanzrath, 1857 N. Wawona St., Wichita, KS 67206

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**LOCATION:** South side of 21st St. North, East side of K-96 Expressway

**SITE SIZE:** 30.5 Acres

**NUMBER OF LOTS**

Residential:	
Office:	1
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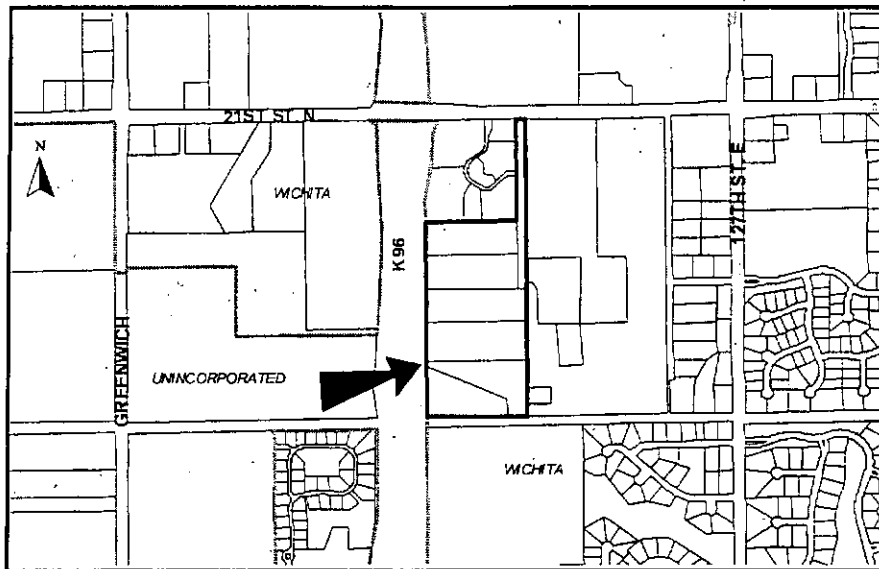
**MINIMUM LOT AREA:** 30 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** GO, General Office

*Min Pad  
Cross lot drainage  
In - Lieu of Main*

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Lanzrath Addition in addition to unplatted land. A zone change (ZON 2003-39) from SF-5, Single-Family Residential to GO, General Office has been approved subject to platting. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- 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. A drainage easement is needed. A minimum pad needs to be platted.
- D. Traffic Engineering and City Fire Department need to comment on the need for additional street right-of-way along Founders Cir. A 70-ft street right-of-way width (41-ft roadway width) is needed to conform with commercial street standards. The right-of-way width has been approved by Traffic Engineering and City Fire Department. A restrictive covenant is needed to restrict Founders Cir to No Parking. City Fire Department requests 20-ft roadway for ingress and 29-ft roadway for egress at the Founders Cir entrance.
- E. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard. City Engineering has requested a cross-section of the proposed street to determine paving requirements.
- F. Traffic Engineering has requested contingent right turn lane along 21st Street.
- G. 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.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- I. GIS needs to comment on the proposed street name change of Wawona to Founders. The street name is approved. The signature of the owner of the residence along the east side of Wawona needs to be included on the plat.
- J. On the Detail the distance of 10.75' needs to be changed to 29.25'.
- K. On the Notary part of Lanzrath, Mary K. Lanzrath Trust needs to be changed to Mary K. Lanzrath Revocable Trust.
- 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. 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.
- N. 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.)
- O. 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.
- P. 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.
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- R. 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.
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- V. The applicant is reminded that a compact disk (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.

## Wichita Clinic Addition

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### Parcel Closures

Project: H:\Civi\03219\2<sup>nd</sup> Addition  
 COGO Revisions: None  
 Date: Thursday, October 02, 2003  
 COGO Project: H:\Civi\03219\Cogo

**Parcel name:** NE. Quarter, Section 10, Township 27 South Range 2 East

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Line Course: N 89-13-22.4 E Length: 2650.664	North: 1699831.020 East: 1688862.250
Line Course: S 00-51-22.1 E Length: 2656.297	North: 1699866.970 East : 1691512.670
Line Course: S 89-13-46.1 W Length: 2648.031	North: 1697210.970 East : 1691552.360
Line Course: N 00-54-46.6 W Length: 2655.997	North: 1697175.359 East : 1688904.569
	North: 1699831.019 East : 1688862.250
Perimeter: 10610.989 Area: 7,037,042. sq.ft. 161.54 acres	

### Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 14-23-34.1 E  
 Error North: -0.0007 East : 0.0002  
 Precision 1: 10,610,989.000

**Parcel name:** Wichita Clinic Street Dedication - WC\_STDED1

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Line Course: S 00-58-56.5 E Length: 150.035	North: 1699782.056 East: 1689676.304
Line Course: N 89-03-47.9 E Length: 12.333	North: 1699632.043 East : 1689678.876
Line Course: N 00-56-12.1 W Length: 150.000	North: 1699632.245 East : 1689691.207
Line Course: N 89-13-22.4 E Length: 33.500	North: 1699782.225 East : 1689688.755
Line Course: S 00-56-12.1 E Length: 2496.094	North: 1699782.679 East : 1689722.252
Line Course: S 89-13-46.2 W Length: 75.000	North: 1697286.919 East : 1689763.057
Line Course: N 00-56-12.1 W Length: 1611.087	North: 1697285.910 East : 1689688.064
Line Course: N 89-13-21.6 E Length: 0.753	North: 1698896.782 East : 1689661.727
Line Course: N 00-58-56.5 W Length: 885.000	North: 1698896.792 East : 1689662.480
Line Course: N 89-13-22.4 E Length: 29.000	North: 1699781.662 East : 1689647.307
	North: 1699782.055 East : 1689676.304
Perimeter: 5442.802 Area: 184,993. sq.ft. 4.24 acres	

*Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.001 Course: S 18-54-21.8 E  
Error North: -0.0009 East : 0.0003  
Precision 1: 5,442,802.000

**Parcel name:** Wichita Clinic Boundary - WC\_BNDY1

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Line Course: S 00-56-12.1 E Length: 2596.099	North: 1699782.679 East: 1689722.252
Line Course: S 89-13-46.1 W Length: 860.202	North: 1697186.927 East : 1689764.692
Line Course: N 00-54-46.6 W Length: 1710.997	North: 1697175.360 East : 1688904.568
Line Course: N 89-13-21.6 E Length: 784.492	North: 1698886.139 East : 1688877.306
Line Course: N 89-13-21.6 E Length: 0.753	North: 1698896.782 East: 1689661.726
Line Course: N 89-13-21.6 E Length: 0.753	North: 1698896.792 East: 1689662.479
Line Course: N 00-58-56.5 W Length: 885.000	North: 1699781.663 East : 1689647.306
Line Course: N 89-13-22.4 E Length: 74.953	North: 1699782.679 East : 1689722.252

Perimeter: 6911.740 Area: 1,537,589. sq.ft. 35.29 acres

*Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.000 Course: S 44-43-20.5 E  
Error North: -0.0002 East : 0.0002  
Precision 1: 6,911,741,000.000

**Parcel name:** Reserve "A" - WC\_RES1

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Line Course: S 89-13-22.4 W Length: 12.452	North: 1699782.225 East: 1689688.755
Line Course: S 00-58-56.5 E Length: 150.035	North: 1699782.056 East : 1689676.304
Line Course: N 89-03-47.9 E Length: 12.333	North: 1699632.043 East : 1689678.876
Line Course: N 89-03-47.9 E Length: 12.333	North: 1699632.245 East : 1689691.208
Line Course: N 00-56-12.1 W Length: 150.000	North: 1699782.225 East : 1689688.755

Perimeter: 324.820 Area: 1,859. sq.ft. 0.04 acres

*Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.001 Course: S 67-44-53.3 E  
Error North: -0.0003 East : 0.0006  
Precision 1: 324,820.000

**Parcel name:** Reserve "B" - WC\_RES2

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North: 1697184.639 East: 1689594.506

Line Course: N 00-54-46.6 W Length: 145.000

North: 1697329.621 East : 1689592.195

Line Course: N 67-26-03.2 W Length: 752.281

North: 1697618.304 East : 1688897.509

Line Course: S 00-54-46.6 E Length: 443.000

North: 1697175.360 East : 1688904.568

Line Course: N 89-13-46.1 E Length: 690.000

North: 1697184.639 East : 1689594.505

Perimeter: 2030.281 Area: 202,859. sq.ft. 4.65 acres

*Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.000 Course: N 85-00-11.6 W

Error North: 0.0000 East : -0.0004

Precision 1: 2,030,281,000.000

**Parcel name:** Lot 1, Block 1 - WC\_B1L1

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Line Course: S 89-13-46.2 W Length: 75.000

North: 1697286.919 East: 1689763.057

Line Course: N 00-56-12.1 W Length: 1611.087

North: 1697285.911 East : 1689688.064

Line Course: S 89-13-21.6 W Length: 784.492

North: 1698896.783 East : 1689661.727

Line Course: S 00-54-46.6 E Length: 1267.997

North: 1698886.140 East : 1688877.307

Line Course: S 67-26-03.2 E Length: 752.281

North: 1697618.304 East : 1688897.510

Line Course: S 00-54-46.6 E Length: 145.000

North: 1697329.621 East : 1689592.196

Line Course: N 89-13-46.1 E Length: 170.202

North: 1697184.639 East : 1689594.507

Line Course: N 00-56-12.1 W Length: 100.005

North: 1697186.928 East : 1689764.693

North: 1697286.919 East : 1689763.058

Perimeter: 4906.064 Area: 1,147,544. sq.ft. 26.34 acres

*Mapcheck Closure - (Uses listed courses and chords)*

Error Closure: 0.001 Course: S 84-39-39.2 E

Error North: -0.0001 East : 0.0009

Precision 1: 4,906,064.000

**RELEASE OF MORTGAGE**

In consideration of Full Payment of the debt of: **RALPH A AND MARY K LANZRATH, HUSBAND AND WIFE**, by a mortgage made to Credit Union Of America given to secure the payment of **\$147,000.00** dated the **11/13/1996** and filed on the **11/19/1996** bearing instrument #**1569270** which is recorded on **Film 1654 Page 1431** in **SEDGWICK County, Kansas**, satisfaction of mortgage is acknowledged and the same is hereby released. The property formerly encumbered by said Mortgage is described as follows:

SEE ATTACHED

Dated this **10/20/2003**.

Credit Union of America  
*Robert Thurman*  
By: Robert Thurman, President of Credit Union of America

Attest: *Earl Jackson*  
By: Earl Jackson-Real Estate Officer

State of Kansas, County of Sedgwick:

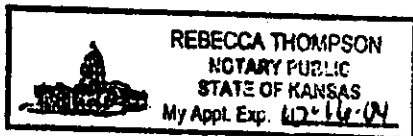
The foregoing instrument as acknowledged before me this **10/20/2003** by Robert Thurman, President of Credit Union of America, a Credit Union incorporated under the Law of the State of Kansas, on behalf of the Credit Union.

10-16-04  
My Commission Expires (Seal)

Rebecca Thompson  
Notary Public

RE: Acct. #63356-01 When recorded, please return to: Credit Union of America

Attn: Mortgage Dept.  
711 W Douglas  
Wichita, Ks. 67213



The South 351 feet of the North 631 feet of the following described property.

Beginning at a point on the West line of the Northeast Quarter of Section 10, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, said point being 1535 feet South of the Northwest corner of said Northeast Quarter; thence South 678 feet to a point 443 feet North of the Southwest corner of said Northeast Quarter; thence Southeast to a point 690 feet East and 145 feet North of the Southwest corner of said Northeast Quarter; thence South parallel with the West line of said Northeast Quarter 145 feet to the South line of said Northeast Quarter; thence East 170.2 feet more or less to the center of the growing hedge; thence North, 1121.2 feet more or less to a point 1535 feet South of the North line of said Northeast Quarter; thence West, 860.96 feet to the point of beginning.

2194 CROSS EAST

ASPHALT

PP DROP

West

4' BC TO ROW. PVC

3' TO FC

2"

24"

3' BC TO BC

75' ROW.

BANK SITE.

TRINITY ACADEMY.

62'

1379

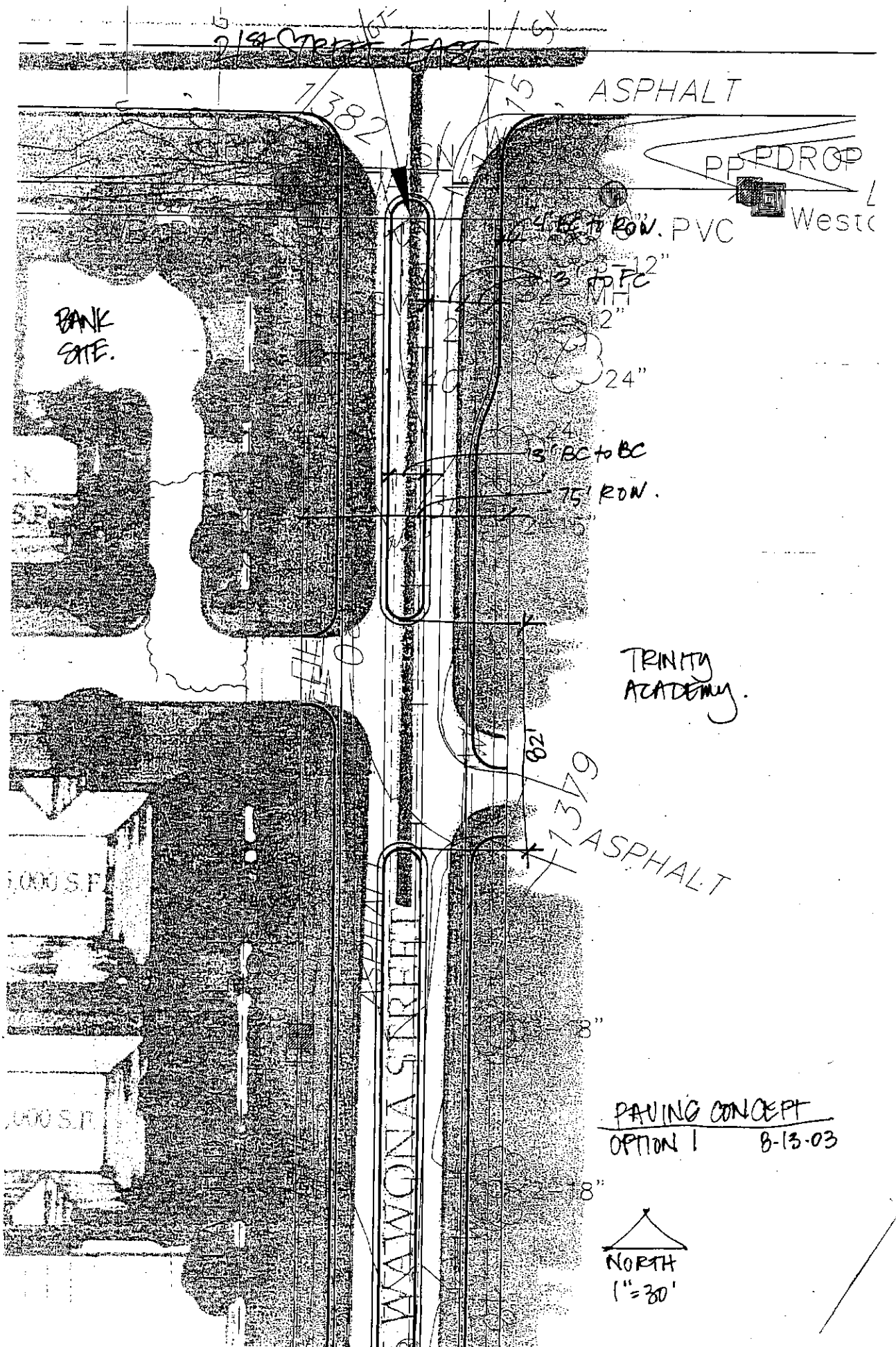
ASPHALT

8"

8"

PAVING CONCEPT  
OPTION 1 8-13-03

NORTH  
1" = 30'



WAWONA STREET

5,000 S.F.

5,000 S.F.

7382

75

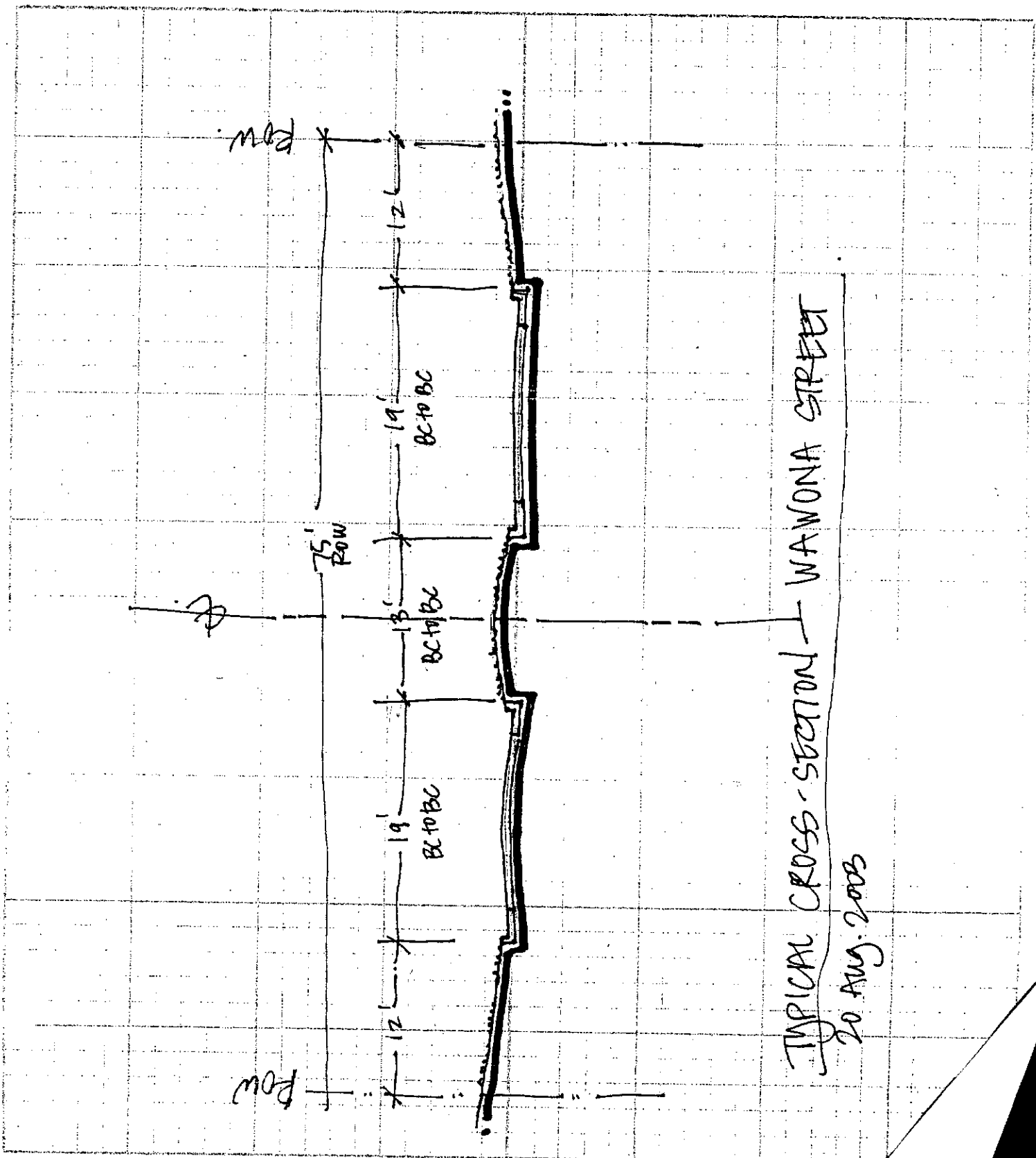


MKEC ENGINEERING CONSULTANTS, INC.  
411 N. WEBB ROAD • WICHITA, KS 67206  
(316) 694-9400 • FAX (316) 684-5100  
CALCULATIONS & SKETCHES

Proj. No.		Date	
By		Date	
Chkd By		Date	
Sheet		Of	

LOCATION

REFERENCE



TYPICAL CROSS-SECTION - WAWONA STREET  
20 AUG. 2003



411 North Webb Road  
 Wichita, Kansas 67206  
 316-684-9600 FAX 316-684-5100

**LETTER OF TRANSMITTAL**

**PROJECT:** The Wichita Clinic Addition

**TO:** Vicky Huang, P.E.  
 City of Wichita - Engineering  
 455 N. Main - 7<sup>th</sup> Floor  
 Wichita, KS 67202

**PROJECT NO:** 0301010219

**DATE:** May 13, 2003

We are sending you the following items:  Attached  
 Under separate cover  
 Via Delivery

Drawings                       Specifications                       Computer Disk(s)  
 Maps                                       Petitions                                       Other

**COMMENTS:** Enclosed please find two copies of the drainage report for the Wichita Clinic Addition.

For Your Approval                       As-Requested  
 For Your Use                                       For Your Files  
 Approved As Noted                       For Review and Comment

**REMARKS:** Please feel free to contact us with any questions you might have.

Signed: Kara Anderson by CW  
 Kara Anderson

KA/cw