

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
January 21, 1999

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 99-2 - THE GATEWAY CENTER ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

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

LOCATION: Southeast corner of 13th St. North and Greenwich

SITE SIZE: 58.6 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: LC, Limited Commercial
SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SCANNED

- M. A CUP Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- N. The final plat shall indicate that the Addition is subject to the conditions of the associated CUP.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

SCANNED

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
February 18, 1999

STAFF REPORT

{Final Plat, Preliminary Plat Approved 1/21/99}

CASE NUMBER: S/D 99-2 - THE GATEWAY CENTER ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., 8100 E. 22nd St. North, Wichita, KS 67226

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

LOCATION: Southeast corner of 13th St. North and Greenwich

SITE SIZE: 58.6 acres

NUMBER OF LOTS

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

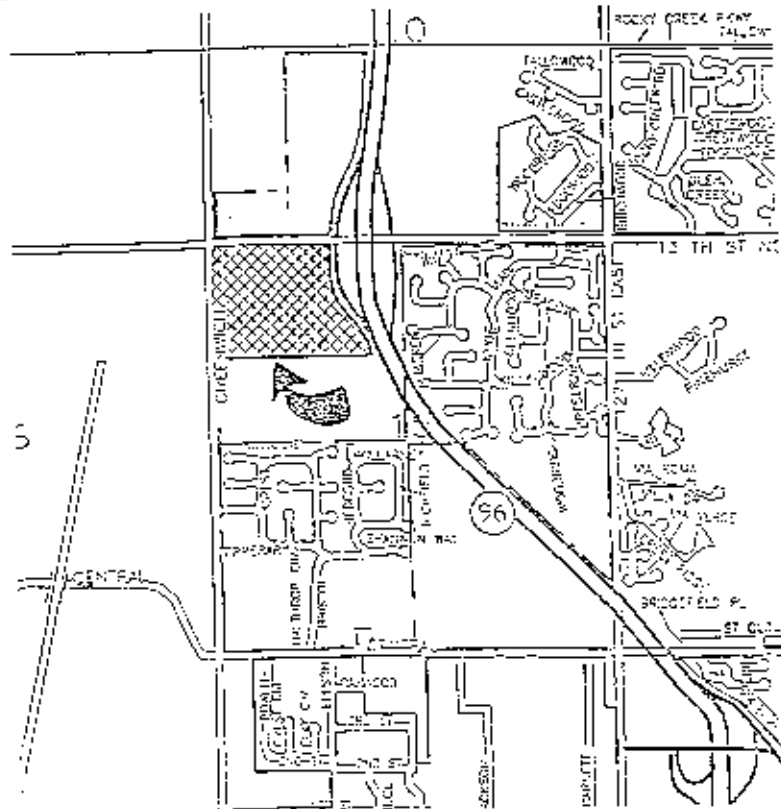
MINIMUM LOT AREA: 1 acre

CURRENT ZONING: LC, Limited Commercial
SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

*V Dean Sellers
on water petition
16" on Greenwich & 13th*

VICINITY MAP



SCANNED

- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Farmland Industries pipeline.
- K. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. In accordance with the zone change (SCZ-0783) and CUP (DP-239) Traffic Engineering has required the following: Along 13th Street North a continuous eastbound accel/decel lane shall be guaranteed from Greenwich to the K-96 on-ramp; plus a center median with two openings, one at Chapel Hill Road and the other to line up with the entrance to Dillons north of 13th St. North; if no median is constructed, the two minor openings shall be designed with raised diverter medians to only permit right-turn movements; and the applicant shall guarantee a portion of the cost of signalization at the intersection of 13th St. North and one of the major openings.
- Along Greenwich Road, the Applicant shall guarantee a temporary left turn southbound lane as long as Greenwich remains a two lane road. The Applicant shall guarantee a permanent southbound left turn lane to the major opening when Greenwich becomes a four-lane road.
- The Applicant shall be responsible for guaranteeing a portion of the cost to improving the on and off ramps at K-96.
- L. A CUP Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- M. The final plat shall indicate that the Addition is subject to the conditions of the associated CUP.
- N. The name of all owners who are signatories on this plat must be printed beneath their signature.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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

SCANNED

TXRP0604
BROARK
Level 00

Function 06
Key No.: C -5317B
Page: 4

View Property Information
Specials Inquiry

Pin: 115150220100100

Name: KISER GATEWAY LLC ETAL

Tax Code	Cert No.	Description	2001 Payment	2001 Thru Payout	Prepay Amount	Beg Year	End Year
14-01	A1859	STREET IMPROVEME	177.68	2,487.48		2000	2014
14-03 6	1595	SEWER IMPROVEMEN	25.16	126.71		1991	2005
14-03 8	A1722	SEWER IMPROVEMEN	9.07	84.77		1995	2009
14-03 9		SEWER IMPROVEMEN				2001	2015
67-29 W	44735	WATER	64.26	766.14	577.01	2001	2015
		(AS OF 05/17/01)	TOTAL	3,465.10	577.01		

Total Payment	Total Specials Due For	Principal	Interest
276.17	Total Specials Due For 2001	139.48	136.69
212.07	Total Specials Due For 2000	108.09	103.98
	Total Pending Specials		

PF1-Exit 4-Detail 5-Print 7-Backward 8-Forward 12-Help 19-Prev key 20-Next key

SCANNED

END OF DESC

Function 06
Key No.: C -53178
Page: 2

View Property Information
Legal Description

TXRP0602
BROARK
Level 00

Pin: 115150220100100

Name: KISER GATEWAY LLC ETAL

Legal Description
LOT 11
GATEWAY CENTER ADD., THE

BLOCK 1

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

SCANNED

Function 06 View Property Information TXRP0601
Key No.: C -53178 Ownership BROARK
Page: 1 Pin: 115150220100100 Level 00

Name KISER GATEWAY LLC ETAL
Situs KS

Use PF23 to see notes

Tax	4.30
Specials	212.07
Total	216.37

Phone
Mail 7765 KILLARNEY
To WICHITA KS 67206

Tax Unit 6771 WICHITA
COUNTY
CITY OF WICHITA
USD 259

Levy 110.143
Control 469993

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help
PF19-Previous Parcel PF20-Next Parcel

SCANNED

TXRP0601
BROARK
Level 00

View Property Information
Ownership

Function 06
Key No.: C -53179-0001
Page: 1

Pin: 115150220100201

Name 13TH AVENUE PARTNERS LLC
Situs KS

Tax
Specials
Total

Phone
Mail P O BOX 782560
To WICHITA KS 67278-2560

No Cur Year Tax Record

Tax Unit 6771 WICHITA
COUNTY
CITY OF WICHITA
USD 259

Levy 110.143
Control 491835

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help
PF19-Previous Parcel PF20-Next Parcel

SCANNED

END OF DESC

TXRP0602

View Property Information

BROARK

Function 06

Legal Description

Level 00

Key No.: C -53179-0001

Pin: 115150220100201

Page: 2

Name: 13TH AVENUE PARTNERS LLC

Legal Description

THAT PART LOT 12 BEG NE COR S 33.74FT SELY 519.23 FT SE 647.04 FT TO
SE COR SAID LOT W 915.53 FT N 443.78 FT NW 174.93 FT N 561.15 FT
E 688.29 FT TO BEG BLOCK 1 GATEWAY CENTER ADD., THE

PF7-Backward PF8-Forward PF19-Prev Parcel PF20-Next Parcel

SCANNED
FILED

TXRP0604
BROARK
Level 00

Function 06 View Property Information
Key No.: C -53179-0001 Specials Inquiry Pin: 115150220100201
Page: 4 Name: 13TH AVENUE PARTNERS LLC

Tax Code	Cert No.	Description	2001 Payment	2001 Thru Payout	Prepay Amount	Beg Year	End Year
14-01	A1859	STREET IMPROVEME	1,520.76	21,290.78		2000	2014
14-03 6	1595	SEWER IMPROVEMEN	215.15	1,083.57		1991	2005
14-03 8	A1722	SEWER IMPROVEMEN	77.52	724.86		1995	2009
14-03 9		SEWER IMPROVEMEN				2001	2015
67-29 W	44735	WATER	543.95	6,485.99	4,884.69	2001	2015
		(AS OF 05/17/01)	TOTAL	29,585.20	4,884.69		

Total Payment	Total Specials Due For 2001	Principal	Interest
2,357.38		1,191.05	1,166.33
1,814.67	Total Specials Due For 2000	924.88	889.79
	Total Pending Specials		

PF1-Exit 4-Detail 5-Print 7-Backward 8-Forward 12-Help 19-Prev key 20-Next key

SCANNED

AREA BEARINGS 2

AREA = 2609208.6175

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
9			1694405.8474	1686369.7406
	N 82 55 18.524 E	139.3604		
15			1694423.0199	1686508.0389
	N 89 06 02.068 E	1570.5383		
38			1694447.6731	1688078.3837
	S 54 31 04.003 E	56.9530		
41			1694414.6147	1688124.7603
	S 00 15 27.040 W	250.0000		
39			1694164.6172	1688123.6367
	S 10 23 27.020 E	519.2300		
42			1693653.9024	1688217.2860
	S 24 13 40.995 E	647.0436		
43			1693063.8509	1688482.8130
	S 89 06 02.136 W	2112.9499		
10			1693030.6840	1686370.1234
	N 01 03 27.443 W	1150.1435		
3			1694180.6316	1686348.8941
	N 05 17 18.104 E	226.1785		
9			1694405.8474	1686369.7406

PRINTER

** PRINTER HAS BEEN TURNED OFF