





**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 15, 2001

Mid-Kansas Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

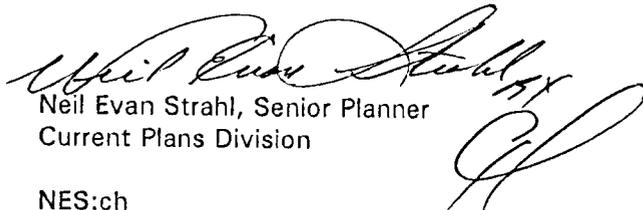
RE: S/D 99-86 -- Final Plat of Reed Commercial Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated September 28, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

  
Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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## Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2001

Mid-Kansas Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206

RE: S/D 99-86 -- Final Plat of Reed Commercial Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 27, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### 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. An off-site sewer easement is required.**
- 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. **City Engineering has required an off-site drainage agreement and an on-site detention system. County Engineering requires renewed final drainage plan to determine impact of the drainage on the 21<sup>st</sup> 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 21<sup>st</sup> St. North and 127<sup>th</sup> St. East. No openings shall be permitted along 127<sup>th</sup> 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 for the two openings closest to the intersection; and shall be denoted on the face of the plat. The final plat shall reference the access controls in the plat's text.

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- G. In accordance with the CUP, the Applicant shall provide a guarantee for a left turn lane on 127<sup>th</sup> St. East, a left turn lane on 21<sup>st</sup> St. North to the major opening, and a continuous right turn lane on 21<sup>st</sup> 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. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- K. 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.
- 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 316-946-4556) 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. *Southwestern Bell has requested additional easements.*
- 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 AutoCAD. This will be used by the City and County GIS Department.

This case will be forwarded to the Planning Commission on Thursday, October 11, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.  
If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: 21/127 L.C., 8100 E. 22<sup>nd</sup> Street North, Bldg. 1000, Wichita, KS 67226  
Clarence Mollett, 2515 Briarwood Lane, Hutchinson, KS 67502  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(Final Plat Approved 9/27/01; 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 21<sup>st</sup> St. North and 127<sup>th</sup> St. East

**SITE SIZE:** 20.02 Acres

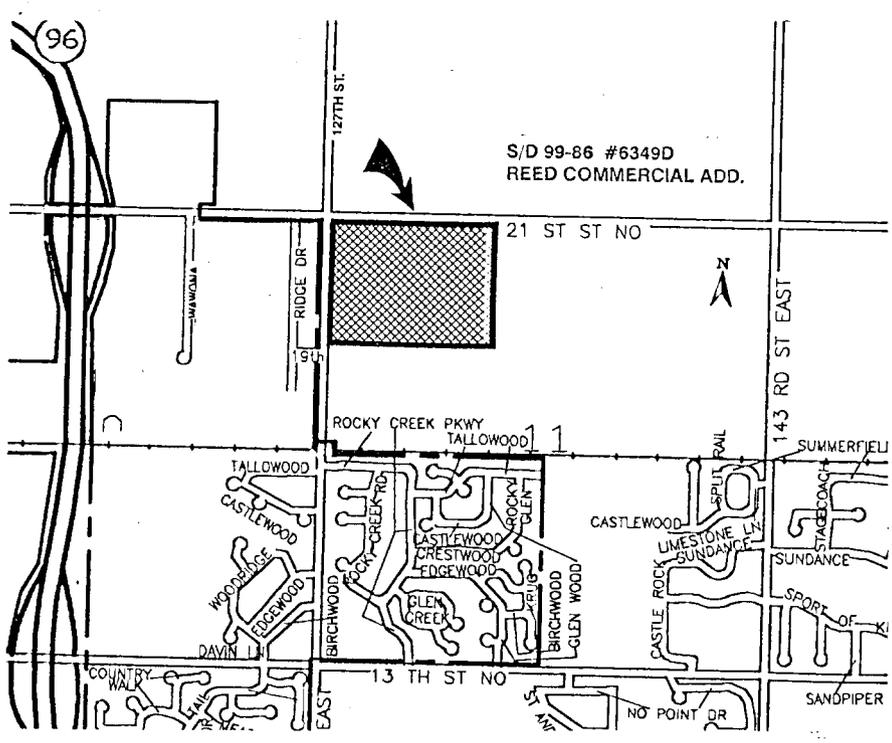
**NUMBER OF LOTS**  
Residential:  
Office:  
Commercial: 5  
Industrial:  
Total: 5

**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. An off-site sewer easement is required.**
- 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. **City Engineering has required an off-site drainage agreement and an on-site detention system. County Engineering requires renewed final drainage plan to determine impact of the drainage on the 21<sup>st</sup> St. Right of Way.**
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**S/D 99-86 -- Final Plat of REED COMMERCIAL ADDITION  
October 11, 2001 - Page 3**

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