

AGENDA ITEM NO. 9
February 14, 2024

<u>CASE NUMBER:</u>	SUB2024-0002 – BUNKER HILL ADDITION (CITY)
<u>OWNER/APPLICANT:</u>	Boeing Wichita Credit Inion, Attn: James Nastars, President, 151 N. Market, Wichita, KS 67202 Oliver Court Townhomes, LLC, Attn: Adam Steiner, 3161 George Washington Blvd. Ste. 203, Wichita, KS 67210
<u>SURVEYOR/AGENT:</u>	MKEC Engineering, Inc., Attn: Brian Lineback, 411 N. Webb Road, Wichita, KS 67202
<u>LOCATION:</u>	East of South Oliver Avenue, 900-ft south of the intersection of South Oliver Avenue and South George Washington Boulevard (District III)
<u>SITE SIZE:</u>	8.71 acres
<u>NUMBER OF LOTS</u>	
Residential:	19
Office:	
Commercial:	
Industrial:	_____
Total:	19
<u>MINIMUM LOT AREA:</u>	0.22 acres
<u>CURRENT ZONING:</u>	LC -Limited Commercial & GO - General Office & B-Multi-Family
<u>PROPOSED ZONING:</u>	Same

The map shows the location of the proposed development in Sedgwick County. The site is located on the east side of S Oliver Ave, south of S 105 Hwy. The map includes major roads like S 105 Hwy, S Oliver Ave, S George Washington Blvd, and S Bunker Hill Dr. A pink dashed line indicates the boundary of the proposed development, and a black arrow points to the specific site location.

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Note: This is a One-Step Final Plat for a 19-Lot Residential Subdivision property located within City of Wichita. This is a replat of portions of the 2-lot Concord Business Park Addition and portions of Washington Heights, Replat Blocks I & J

WAIVERS:

- 1) Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lots 2,3,4,5,6,7,11,12, and 17. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

The Subdivision Committee may recommend a MODIFICATION/WAIVER of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed MODIFICATION/WAIVER is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. The site is located within the Air Force Base Protective Overlay District (AFBP-O) and a email was received indicated no comment on the proposed subdivision plat.
- B. City of Wichita Public Works and Utilities Department requires the applicant to extend water and sanitary sewer to all lots. Water transmission (acquisition) fees are due for all lots. An additional utility easement is requested in the rear for Lot 10 and in the front for Lot 16.

City of Wichita Public Works and Utilities Department states a guarantee is needed for the abandonment of 2 sewer laterals.

City of Wichita Public Works and Utilities Department states that the sanitary sewer maintenance department will need to review the existing sewer lines if they are to be re-used.

- C. City Public Works advises the platlor's text shall read, "No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within Reserve A. The berms cannot impact access to or bury manholes, water valves and/or water meters."
- D. The platlor's text shall include language that the "Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
- E. The platlor's text shall include language that the "Drainage and Utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities."
- F. The platlor's text shall state the "Drainage easements are hereby granted to the public as indicated for drainage purposes."

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- G. The platlor's text shall state, "No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department."
- H. The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
- I. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- J. City Stormwater Management needs to approve of submitted drainage plan.
- K. The platlor's text shall be revised to state "No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage."
- L. Traffic Engineering requests a 10' Utility & Sidewalk Easement along Oliver along the existing 50' ROW
- M. Traffic Engineering approves of Access Control along Oliver Avenue.
- N. The street dedication needs to be referenced in the platlor's text specifying "the street is hereby dedicated to and for the use of the public".
- O. City Fire Department requests verification of proper hydrant location and protection will be based on the type/size of the building/residential structures and following specifications for fire apparatus access roads.
- P. City Environmental Health (EH). The expectation of Environmental Health is the lot will be on City water and City sewer. Environmental Health requires any wells installed on the lot to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.
- Q. GIS approves of street names.
- R. Due to the commercial zoning and platting of residential streets in commercial zoning districts, a restrictive covenant shall be submitted limiting this site to residential development.
- S. 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 restrictive 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.

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- T. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- U. The applicant shall submit an “Avigational Easement and Restrictive Covenant” (2022 revised document) assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- V. The platting text shall state, “Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns.”
- W. The applicant has platted 25-foot front setbacks for Lots 1 through 5 and Lots 9 through 14 along Bunker Hill Court, which represents an adjustment of the Zoning Code standard of 20-feet for the LC-Limited Commercial and GO-General Office District. The applicant has platted a 10-foot street side setback for Lot 1 and a 15-foot street side setback for Lot 15 and 19. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- X. 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.
- Y. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and gshearon@wichita.gov.
- Z. The applicant shall install or guarantee the installation of all utilities and facilities that 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 Fire Code Official.).
- AA. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- BB. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4595) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- CC. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.

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- DD. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- EE. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater 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.
- FF. Perimeter closure computations shall be submitted with the final plat tracing.
- GG. Evergy will need to request additional easements at this time (forwarded to agent). Evergy will plan to use existing Street Lighting already in the area. Kevin Rieschick, Subdivision Representative, will be the contact for this plat and can be contacted at (785)508-2689. Any relocation or removal of existing service due to this plat will need to be discussed and will be at the applicant's expense.
- HH. A PDF of the recorded plat should be sent to kwilson@wichita.gov. Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff (ARosas@wichita.gov) and County GIS staff (Jack.Joseph@sedgwick.gov).