

STAFF REPORT
(One-Step Final Plat/Replat)

CASE NUMBER: SUB2024-0005 – BALLPARK VILLAGE 2ND ADDITION (CITY)

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 North Main Street, Wichita, KS 67202

SURVEYOR/AGENT: Professional Engineering Consultants (PEC), Attn: Rebecca Mellies, 303 South Topeka, Wichita, KS 67202

LOCATION: Northwest and Northeast corners of West Maple Street and South McLean Boulevard (District IV)

SITE SIZE: 15.70 acres

NUMBER OF LOTS

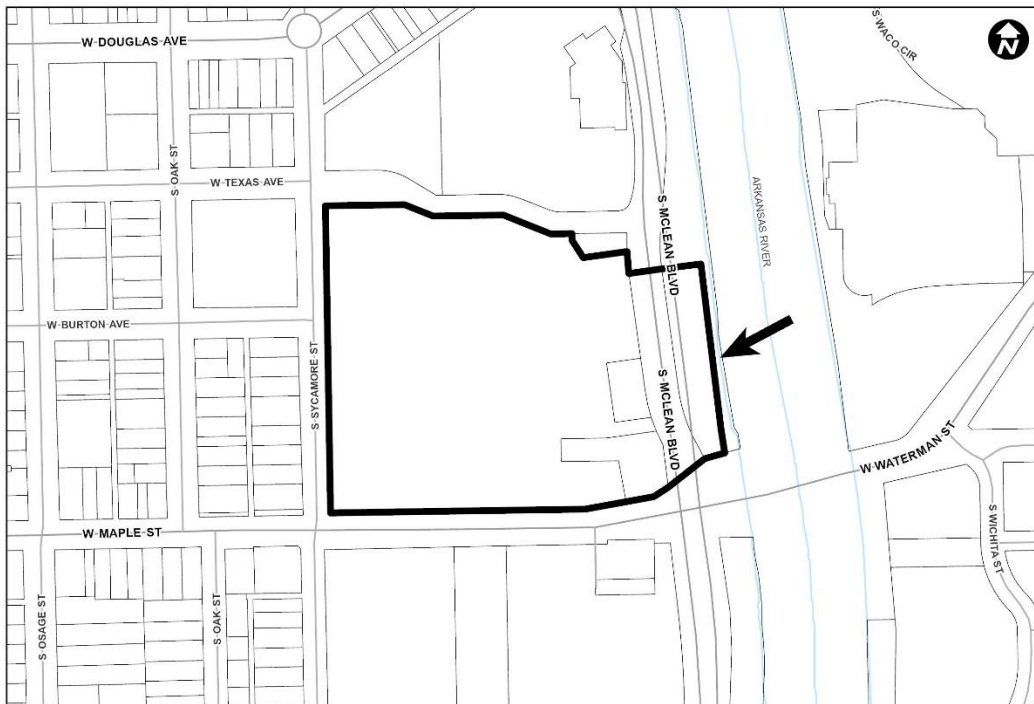
Residential:	
Office:	
Commercial:	3
Industrial:	_____
Total:	3

MINIMUM LOT AREA: 1.03 acres

CURRENT ZONING: PUD – Planned Unit Development

PROPOSED ZONING: Same

VICINITY MAP



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Note: This is a One-Step Final Plat for a 3-Lot Commercial Subdivision property located within City of Wichita. This is a replat of portions of Ballpark Village Addition. This plat is associated with case PUD2023-00016.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated PUD change and any related conditions of such a change.
- B. City of Wichita Public Works and Utilities Department advises that all lots and blocks have access to water and sanitary sewer. Water distribution and sanitary sewer lateral ILOAs are due for Lot 2, Block 1 & Lot 1, Block 2.
- C. The platlor's text shall state "Utility Easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
- D. The platlor's text shall state, "Sanitary Sewer Easements are hereby granted to the public as indicated for the construction and maintenance of public sanitary sewer."
- E. The platlor's text shall state, "Waterline Easements are hereby granted to the public as indicated for the construction and maintenance of public waterlines."
- F. The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
- G. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- H. City Stormwater Management advises the applicant needs to submit a drainage plan for review.
- I. The 10-ft Street Dedication and Access Control along Maple Street as shown on Preliminary plat needs to also be indicated on Final Plat drawing. Complete Access Control with one 40-ft opening is proposed along Maple Street.
- J. Traffic Engineering approves of the plat as presented and will continue to work with the agent. It is Traffic's understanding that location of openings along McLean and Maple are unknown at this time but will abide by the City's Access Management Policy.
- K. 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.
- L. 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.

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- M. A PUD adjustment is needed so that the perimeter of the proposed lots matches the perimeters of the PUD parcel boundaries.
- N. A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.
- O. 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.
- P. County Surveying advises the following:
- The dimension of 39.80 feet to locate the Utility Easement along the east side of Lot 2, Block 1 needs corrected.
 - The dimensions along the east line of Lot 2, Block 1 (along C2) of 37.89 feet and 68.00 feet need removed.
 - The dimension along the west line of Lot 1, Block 2 (along C3) of 40.00 feet needs removed.
 - Lot dimension needs added along the south line of Lot 1, Block 2.
 - Dimension needs added along the north line of Lot 1, Block 2 to locate the West line of the Floodplain.
- Q. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and gshearon@wichita.gov.
- R. 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).
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- T. 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.
- U. 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.
- V. 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.

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- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Evergy will not need to request additional easements at this time. Shane Price, Field Supervisor, Design Services will be the contact for this project plat and any project associated with it. He can be contacted at (316) 261-6315. Any relocation or removal of existing Evergy equipment due to this replat will need to be discussed and will be at the applicant's expense.
- Z. 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).