

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2023-00018 – ABILENE PLACE COMMERCIAL ADDITION (City)

OWNER/APPLICANT: Kick ‘N Development, Inc., Attn: Paul Kelsey, 719 North 119th Street West, Suite 108, Wichita, KS 67212

SURVEYOR/AGENT: Baughman Company, Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of South 167th Street West and West US-54 Highway (Kellogg) (District IV)

SITE SIZE: 9.97 acres

NUMBER OF LOTS

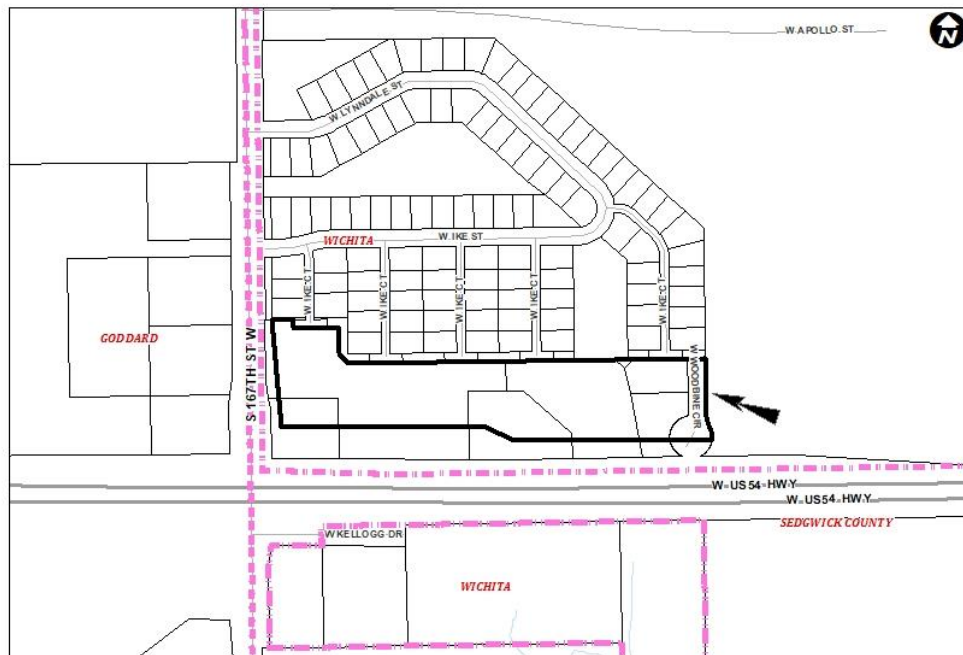
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | — |
| Total: | 1 |

MINIMUM LOT AREA: 9.97 acres

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of Neville West Addition. The property is subject to the Neville Property Community Unit Plan (DP-241). The applicant has submitted an Amendment to DP-241 (CUP 2023-00030).

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. City of Wichita Public Works and Utilities Department that water be extended to serve the development. Sanitary sewer is available, if further extension is not required, a fee in lieu of assessment for sewer will be due. Water and sewer transmission acquisition fees are due for Lot 1, Block A.

If the intent for any utilities within the 20' easement are to be shared with the development to the north, easement will need to be provided in crossing locations north of the 20' easement with a priority over the wall easement.

A Utility Plan is requested.

City Public Works advises a non-masonry wall with a removable gate is required for the portions of the wall easement that crosses a drainage and utility easement.

The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.

The language in the plat's text regarding Residential Drainage Relief Permit may be deleted.

- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Environmental Health requires any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.
- D. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

The north-south 20' Utility Easement needs located.

- E. City Stormwater Management advises the applicant needs to submit a drainage plan for review. County Stormwater requests an updated drainage plan.

- F. The plat proposes one temporary opening along 167th Street with an Access Note: "35' full movement opening until such time as Kellogg Drive and 167th Street West improvements are completed. After the completion of said improvements (or until deemed necessary by the appropriate governing authority), the opening will be removed."

County Public Works approves of access controls.

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The platlor's text shall state "The permitted opening locations shall be as determined by the appropriate governing body".

- G. The MAPC signature block needs to reference "Scott A. Wadle – Secretary".
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. City Fire advises that verification of proper hydrant protection will be based on the type/size of a building and following specifications for fire apparatus access roads.
- J. 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.
- K. 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.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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.
- R. Evergy will need to request an additional easement. Heide Bryan, Design Representative, (316) 261-6354 and Nick Hensley, Area Design Representatives, will be the contacts for this for this plat and can be contacted at 316-261-6354. Any relocation or removal of existing service due to this plat will be at the applicant's expense.

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- S. A PDF of the recorded plat should be sent to kwilson@wichita.gov and abias@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).