

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB2025-00038 – EMAW ADDITION (CITY)

OWNER/APPLICANT: TJ’s Too, LLC, 142 N. Emporia Ave., Wichita, KS, 67202

SURVEYOR/AGENT: Alpha Land Surveys, Inc, 102 E. 4th Ave., Hutchinson, KS, 67501

LOCATION: East side of North Broadway Avenue and one-third mile north of K-235 (District VI)

SITE SIZE: 7.49 acres

NUMBER OF LOTS

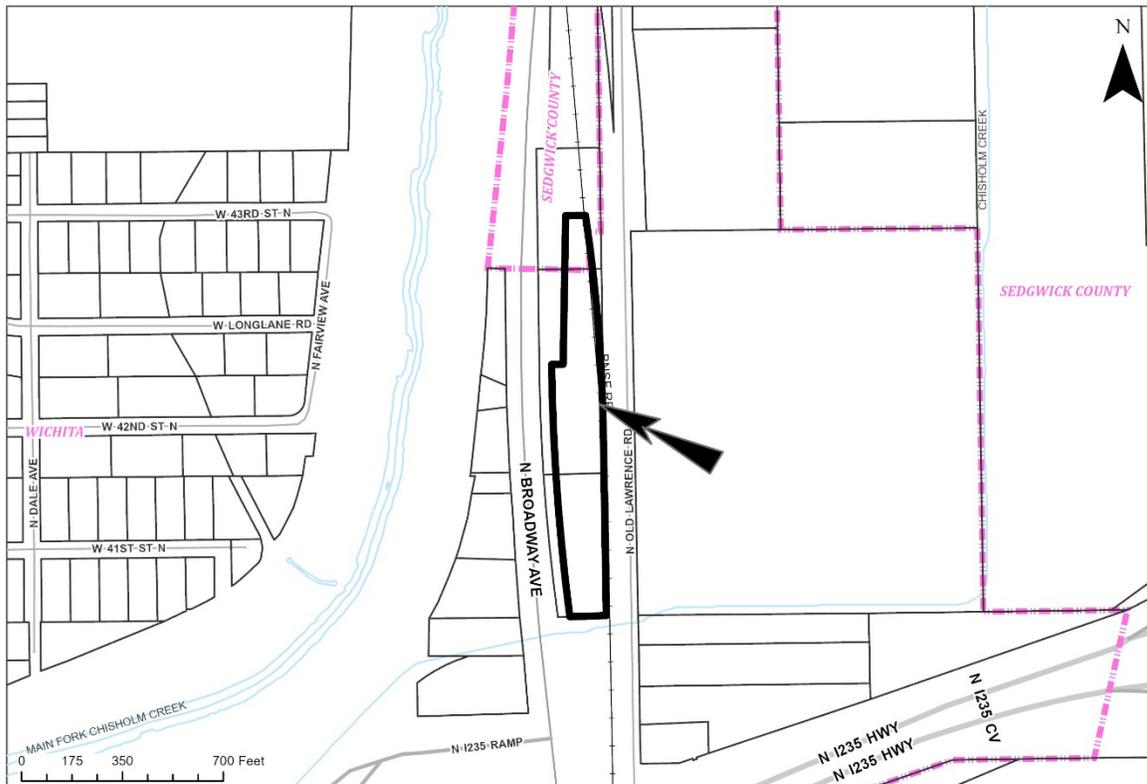
Residential:	
Office:	
Commercial:	
Industrial:	<u>4</u>
Total:	4

MINIMUM LOT AREA: 1.33 acres

CURRENT ZONING: LI - Limited Industrial, GI – General Industrial

PROPOSED ZONING: LI - Limited Industrial, GI – General Industrial

VICINITY MAP



Note: This is a One-Step Final Plat for a 4-Lot Industrial Subdivision on property located within a portion of Unincorporated Sedgwick County and a portion of the City of Wichita. The applicant indicated that they will be requesting annexation into the City of Wichita. Prior to this plat being scheduled on a City Council agenda, annexation to Wichita shall have been completed.

Complete Access Controls are shown along North Broadway Avenue with (4) openings.

WAIVERS: No waivers are requested by the applicant.

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

1. Advises that lots 3 & 4 have access to public water. ILOAs are due at the time of connection.
2. Lots 1 & 2 are required to extend public water, a petition is required.
3. Water transmission and sanitary sewer main (acquisition) fees are due for all lots.
4. Requests a No Protest Agreement for sanitary sewer for all lots.
5. Advises that the waterline will need to be extended along N Broadway Ave and not Old Larwrence Rd. Currently, water service lines cannot cross this RR right of way.
6. Requests a 10' public utility easement along the west side of plat.
7. Requests the existing utility easement running east and west in Lot 4 for the existing public waterline be shown on face of plat with recording information.

B. City Stormwater Management

1. At the time of writing this report, a drainage plan had not been submitted.

C. City Fire

1. City Fire Department 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.

D. Traffic Engineering

1. Show and dimensions of access controls along Broadway.

E. City Environmental Health (EH)

1. GIS shows City water and sanitary sewer are present in the area. The expectation of Environmental Health is that these lots will be on City water and City sewer. 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.

F. Planning

1. All directional prefixes and suffixes shall be included on all street labels on face of plat, vicinity maps, and within plattor's text.
2. Remove "City of Park City" from face of the plat and replace with "Sedgwick County".
3. Include width of existing right-of-way.

4. Plator's text shall state: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision."
5. A Block shall be designated on the face of the plat as referenced in the plator's text and platted into "LOTS and a BLOCK".
6. Revise "TONYA BUCKINGHAM" to "TONYA E. BUCKINGHAM"
7. Revise "PAUL LEEKER, CITY CLERK" to "SHINITA RICE, DEPUTY CITY CLERK"
8. Show right-of-way centerline and dimension widths on face of Final Plat.
9. Show Access Controls and Openings on face of Final Plat.
10. "The Wichita Bicycle Master Plan recommends a bike/pedestrian shared use path running through this property. To allow for the implementation of the bike/pedestrian shared use path as recommended on the Master Bicycle Plan, a 20-ft wide public access easement shall be created and dedicated for a shared use pedestrian and bicycle path as part of this subdivision. The plator's text said, "The public access easement is hereby granted to the public as indicated for the construction and maintenance of a shared use pedestrian and bicycle path.
11. The plat shall include a note specifying "The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office."

G. County Public Works

1. States access controls need to be shown on the Final Plat.
2. Request that the applicant coordinates with the City of Wichita regarding access controls as Broadway is in the process of being annexed.

H. County Stormwater Management

1. Request a drainage plan to be submitted in advance of the Subdivision Committee hearing for review and approval.

I. County Surveying

1. States "Paul Leeker" needs changed to "Shinita Rice", Deputy City Clerk.
2. The label for the SW Corner of the section "1/44" needs changed to "1/4" and Baughman needs spelled correctly.

J. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. John Unruh, Area Design Representative, will be the contact for this plat and any project associated with it. He can be contacted at (316) 261-6213. Any relocation or removal of existing service or equipment due to this plat will need to be discussed and will be at the applicant's expense.

ITEMS NEEDED ALONG WITH MYLAR:

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
- 3) 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.
- 4) Perimeter closure computations shall be submitted with the final plat tracing.
- 5) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and gshearon@wichita.gov.

REMINDERS:

- 1) 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).
- 2) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) A PDF of the recorded plat should be sent to jmeinecke@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).