

STAFF REPORT
(Sketch Plat)

CASE NUMBER: SUB2023-00021 – RUSSELL-BAALMANN ADDITION (City)

OWNER/APPLICANT: Baalman Land Holdings LLC, Attn: Jay Russell, PO Box 75337, Wichita, KS 67275

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

LOCATION: East side of South Maize Road, one-half mile south of West Pawnee Avenue (District IV)

SITE SIZE: 76 acres

NUMBER OF LOTS

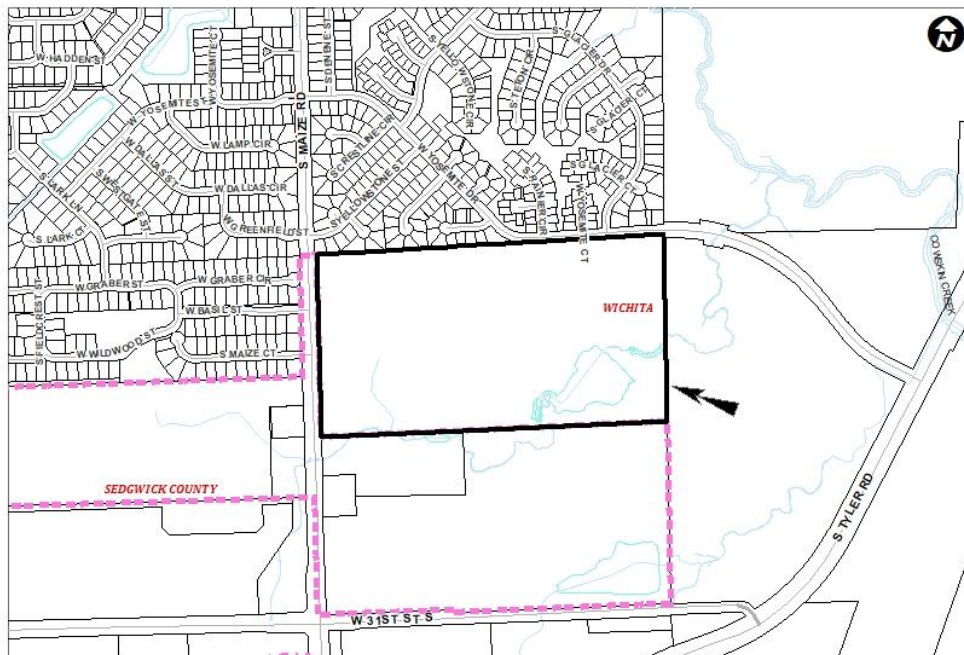
Residential:	215
Office:	
Commercial:	
Industrial:	
Total:	215

MINIMUM LOT AREA: 6,600 square feet

CURRENT ZONING: SF-5 Single-Residential

PROPOSED ZONING: TF-3 Two-Family Residential, SF-5 Single-Family Residential

VICINITY MAP



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NOTE: This is unplatted property located in the City of Wichita. A zone change (ZON2023-00028) has been requested to TF-3 Two-Family Residential for the site with the exception of the north 300 feet.

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. (Item T)

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department requires water and sanitary sewer be extended for all lots and blocks. Water transmission acquisition and sanitary sewer main acquisition fees are owed. At least a 60' utility/sanitary sewer easement is requested, centered on the existing large sewer main located on the north end of plat.

On the final plat, the platlor's text shall 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."

On the final plat, 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."

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.

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.

The platlor's text shall include language that the street, drainage and utility easements are hereby granted to the public as indicated for street and drainage purposes and for the construction and maintenance of all public utilities.

The platlor's text shall state the drainage easements are hereby granted to the public as indicated for drainage purposes.

- 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 Stormwater Management advises the applicant needs to submit a drainage plan for review.
- D. The plat denotes two street openings along Maize Road and one Fire Apparatus Access Road opening. County Public Works recommends one access point along Maize Road located directly across from existing Maize Ct. County Public Works recommends access at Graber Circle and the Fire Apparatus Access Road eliminated; an internal connection should be made to satisfy the requirement for a second access point. A guarantee is recommended for construction of an auxiliary left turn lane on Maize Road.

The final plat shall reference the dedication of access controls in the platlor's text.

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- E. Traffic Engineering requests pedestrian easements between the two duplex developments and also between the two single-family developments.
- F. The Applicant shall guarantee the paving of the proposed streets to City standards. In accordance with the Subdivision Regulations, the cul-de-sacs must meet the minimum 35-foot paved radius requirement. The guarantee shall also provide for sidewalks on at least one side of all looped non cul-de-sac streets.
- G. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- H. City Fire Department agrees with comments from County Public Works regarding elimination of the FAAR along Maize. City Fire advises the proposed lots being accessed off Yosemite Drive are not approved.

City Fire requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.

City Fire requires for developments of one or two family dwellings where the number of dwelling units exceeds 30 shall provide two separate and approved fire apparatus access roads. When City Fire requires two fire apparatus access roads, they shall be placed a distance apart following D107.2.

- I. The final plat tracing shall state in the plat's text the ownership and maintenance responsibilities of the proposed reserves.
- J. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities. The plat's 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."
- K. 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.
- L. Upon submittal of the preliminary plat, GIS will need to comment on the street names.
- M. 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.
- N. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

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- O. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- P. 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.
- Q. In accordance with the Backyard Drainage Policy, the plat shall state that “A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner and shall be enforced by the Homeowners’ Association and be provided for in the Homeowners’ Association covenants.”
- R. In accordance with the Backyard Drainage Policy, a restrictive covenant shall be submitted stating: “A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner and shall be enforced by the Homeowners’ Association and be provided for in the Homeowners’ Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner’s lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.”
- S. The Subdivision Regulations require connections for future access when a plat adjoins unplatted property. The plat includes a contingent street dedication to the south within a Reserve. The final plat shall state: “The contingent dedication for public uses, such as streets, sidewalks, drainage, or utilities, shall become effective if the adjacent subdivision is zoned SF-5 Single-Family Residential or TF-3 Two-Family Residential and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements, are to be borne by the person(s) or agency that owns said adjacent subdivision.”
- T. Approval of the preliminary plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for various Lots. 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.
- U. The Subdivision Regulations prohibit the platting of double frontage lots for single-family and two-family dwellings, unless abutting an arterial. A 5-foot reserve is recommended to be platted along the rear of Lots abutting Yosemite Street.

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- V. The applicant has included a Note stating the plat includes a 20-foot front yard building setback and a 5-foot side yard setback for all of the lots which represents an adjustment of the Zoning Code standard of a 25-foot front yard and 6-foot side yard for the SF-5 Single-Family District and TF-3 Two-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- W. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- X. 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.)
- Y. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. Evergy will wait for the preliminary plat before requesting additional easements or identifying street light locations. Heide Bryan, Design Representative, will be the contact for this plat and can be contacted at (316) 261-6354. Any relocation or removal of existing equipment due to this plat will be at the applicant's expense.

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FF. 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).