

STAFF REPORT
(One-Step Final Plat, Sketch Plat Approved 6/1/23)

CASE NUMBER: SUB2023-00021 – BAALMANN 4th ADDITION (FORMERLY 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: 18.75 acres

NUMBER OF LOTS

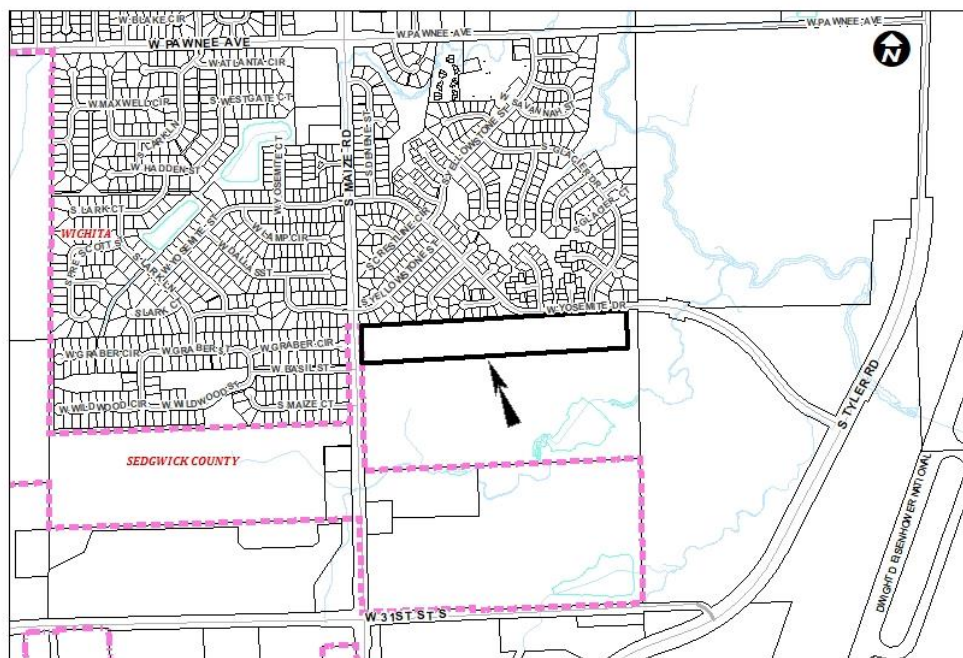
Residential:	73
Office:	
Commercial:	
Industrial:	
Total:	73

MINIMUM LOT AREA: 6,600 square feet

CURRENT ZONING: SF-5 Single-Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is unplatted property located in the City of Wichita. This one-step final plat is the north portion of the sketch plat previously approved.

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 P)

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department requires that water and sanitary sewer be extended for all lots and blocks. Water transmission and sanitary sewer main acquisition fees are owed for all lots and blocks.

A Utility Plan is requested.

A 15' utility easement is requested in Reserve "A" running east and west to allow a waterline to pass through.

The plattors text for Reserve "A" shall be revised to state: "... and utilities as confined to easements."

The recording information for the 10' drainage and utility easement shall be on the face of the plat.

The plattor'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 plattor'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.

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 has approved the drainage plan. County Stormwater requests drainage plan.

D. In accordance with the sketch plat approval, the one-step final plat denotes one street opening along Maize Road, one opening along Yosemite, a fire apparatus access road (FAAR) and a pedestrian easement between the two single-family developments. The plat also denotes complete access control along Yosemite Drive.

Traffic Engineering requests Street design and/or landscaping needs to be used to screen the vision of drivers at the Cul-de-sac connection.

E. 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.

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F. 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.

G. 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.

The fire apparatus access road easement needs to be established by separate instrument or the plat's text shall state: "The fire apparatus access road easement paving surface, gating apparatus and sign installation shall meet the minimum standards for a Fire Apparatus Access Road required by the City of Wichita Fire Department and the City of Wichita Engineering Department. The Developer shall be responsible for the installation of the surface, gating apparatus, and sign and any other associated improvements as required within the fire apparatus access road easement area. The Lot Owners Association shall be responsible for the continued maintenance of the fire apparatus access road and easement area. The City of Wichita is hereby granted the right to enter upon such premises at any time for the purposes of constructing the fire apparatus access road and assessing costs for such, and for maintaining and repairing such road if necessary, and assessing costs for such to the Lot Owners Association."

H. 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.

I. 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.

J. GIS has approved the street names.

K. 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.

L. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

Spelling of landowner under plat's text should be verified.

M. 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.

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- N. The plat denotes 20-foot front yard setbacks which represents an adjustment of the Zoning Code standard of a 25-foot front yard for the SF-5 Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- O. 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.”
- P. Approval of the plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lots 2-24, Block A and Lots 27-34, Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

The Subdivision Committee recommends a MODIFICATION/WAIVER of the design criteria in Article 7 of the Subdivision Regulations as 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.

- Q. The applicant has included a Note stating all lots shall have a 5-foot side yard setback which represents an adjustment of the Zoning Code standard of a 6-foot side yard for the SF-5 Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- R. 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.
- S. 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.)
- T. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- U. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4510) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.

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- V. 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.
- 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. 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.
- Z. Evergy will need to request additional easements. Heide Bryan, Design Representative, will be the contact for this plat and can be contacted at (785) 410-2986. Any relocation or removal of existing service due to this plat will be at the applicant's expense.
- AA. 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).