

SUB2023-00029 – One-Step Final Plat of YMCA ATHLETIC FIELDS ADDITION
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NOTE: This entire unplatted property is located in the City of Wichita since the west portion was recently annexed. A zone change (PUD2023-00007) has been requested to PUD Planned Unit Development (PUD-115).

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. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved by City Council.
- B. Note #1 on the preliminary plat needs corrected to state this is unplatted property.
- C. City of Wichita Public Works and Utilities Department advises that water is available from Bellick Street and sanitary sewer is available from the south of the plat. Water transmission and sewer main acquisition fees are owed on all lots and blocks.

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

- D. 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.
- E. City Fire Department requests verification of proper hydrant location and protection will be based on the type/size of the building and following specifications for fire apparatus access roads.
- F. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

A solid bold line is needed at Bellick Street.

- 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. The plat denotes vacation of a portion of the 75' right-of-way along 21st Street. County Public Works requests the 75' right-of-way remain intact for consistency with the already established right-of-way to the east, as well as for drainage purposes.
- I. City/County Stormwater Management advises the applicant needs to submit a drainage plan for review.

County Stormwater advises the south portion of Reserve B should have a width of 95' to remain consistent with the drainage easement to the east.
- J. The plat proposes one opening along 21st Street with "Access Control per Access Management Regulations" denoted along the remainder of the frontage west of the opening.

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County Public Works advises the westernmost access point cannot meet County access requirements for spacing. Any access point shall comply with the City of Wichita's access policy and shall be depicted on the face of the plat.

Traffic Engineering requests the access control label to the west of the proposed opening to read "Complete Access Control except for one opening". Required auxiliary turn lanes will be installed for both entrances as part of a private paving petition for right turn lanes and left turn lanes. A signal petition is required for a possible pedestrian crossing when warranted.

- K. Provisions shall be made for ownership and maintenance of the proposed reserves. A restrictive covenant shall be submitted regarding ownership and maintenance responsibilities.

Ownership and maintenance of Reserve B shall be stated in the Owners Certificate. Also, 'parking' is listed twice in the current certificate.

- L. 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.

- M. A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.

- N. 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.

The platting binder has been submitted.

- O. 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.)

- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

- Q. 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.

- R. 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.

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- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. 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.
- V. Sedgwick County Electric Coop may require additional easements in the future if electric service is required. Tim Rosenhagen, Staking Engineer, will be the contact for this plat and can be reached at (316) 542-3131. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- W. 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).