

STAFF REPORT
(Final Plat)

CASE NUMBER: SUB2024-0012 – SOUTH MERIDIAN COMMERCIAL ADDITION

OWNER/APPLICANT: PBP Management Group, Inc., 4029 Sweet Bay Ct., Wichita, KS 67226

SURVEYOR/AGENT: Kaw Valley Engineering, 9139 E. 37th St. N., Wichita, KS 67226

LOCATION: Northeast of West 47th Street North and South Meridian Avenue
(District IV)

SITE SIZE: 7.25 acres

NUMBER OF LOTS

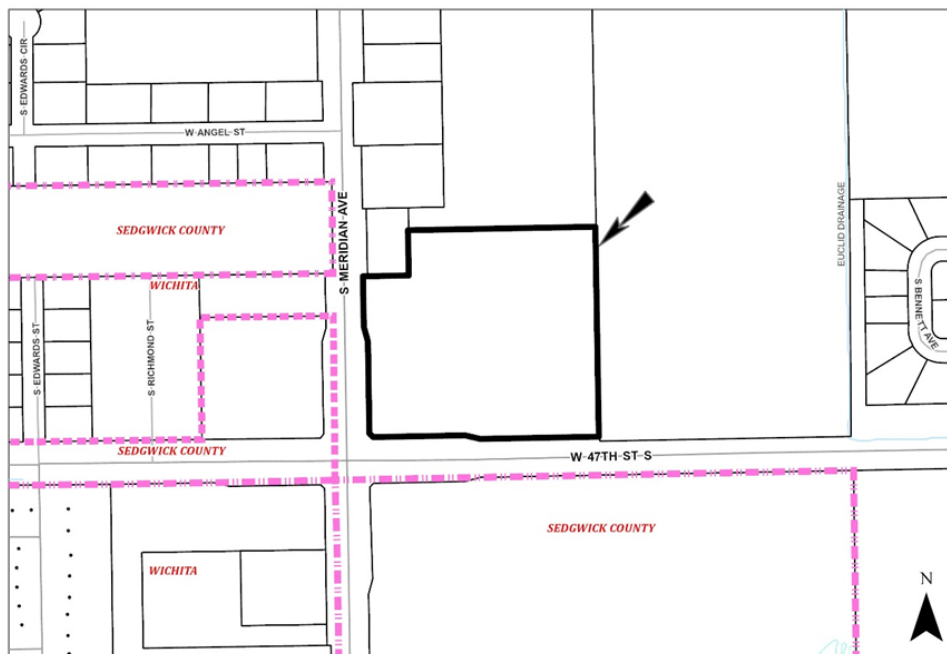
Residential:	
Office:	
Commercial:	3
Industrial:	—
Total:	3

MINIMUM LOT AREA: 1.38 acres

CURRENT ZONING: LC-Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a Final Plat for a 3-Lot Commercial Subdivision on property located within City of Wichita. The plat is a part of the 47th and Meridian Community Unit Plan (CUP 2021- 00051, DP-360).

Complete Access Controls are shown with (2) 60-ft openings along South Meridian Avenue and (2) 60-ft openings along West 47th Street.

The applicant has platted 60-foot front setbacks along right-of-way for all lots; 25-foot side and rear setbacks for Lot 3; 10-foot side setbacks for Lot 1, 2 and 3; 25-foot side setback and a 10-foot rear setback for Lot 2. These setbacks represent an adjustment of the Zoning Code standard the LC Limited Commercial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department

1. Requires the applicant to extend sanitary sewer to all lots. Water is available. Water transmission (acquisition) ILOAs are due for all lots. Depending on the number and type of water connections, Public Works may require water to be extended.
2. The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
3. Depending on the number and types of water connections. Public Works may require water to be extended.
4. A 20' utility easement is requested running east and west on the south side of Lot 1.
5. A 20' utility easement is requested running north and south on the west side of Lot 1.
6. A utility plan is requested w/ sanitary sewer planned depths. Additional easement may be requested once it has been reviewed.

B. City Stormwater Management

1. Requests a drainage plan for review. At the time of writing this report, a drainage plan had been submitted.

C. City Fire

1. 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. City Traffic Engineering

1. Approves of Access Controls and Openings.
2. Requires Driveway Closure Certificates for existing approaches not within the plat's designated Openings.

E. City Environmental Health (EH)

1. Indicated that 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. The Applicant needs to request a CUP adjustment so that the CUP parcel boundaries correspond with the area being platted.
2. 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.
3. Revised drainage note in plattor's text to state: "The final 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual."

G. County Surveying

1. "Robert Dool" needs to be revised to "Bryan K. Frye".

H. Evergy

1. Evergy has reviewed the final plat and will not need to request additional easements at this time. Sammy Whelan, Area Design Representative, will be the contact for this plat and any project related to it. She can be contacted at (316)261-6334. Standard language will apply; Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense. No transmission in or near the plat.

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) Encroachment Agreement will need to be signed and submitted with mylar.
- 3) Driveway Closure Certificates for existing approaches not within the plat's designated Openings.
- 4) CUP Certificate submitted along with mylar.
- 5) 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.
- 6) Perimeter closure computations shall be submitted with the final plat tracing.
- 7) 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) 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 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.).
- 3) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) A PDF of the recorded plat should be sent 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).