

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

CASE NUMBER: SUB2024-00054 – MCNEIL FAMILY ADDITION (CITY)

OWNER/APPLICANT: McNeil Properties, LLC, P.O. Box 39, Kechi, KS 67067

SURVEYOR/AGENT: Professional Engineering Consultants, PA, 303 South Topeka, Wichita, KS 67202

LOCATION: North side of East 9th Street North between North Mosley Avenue and West Washington Avenue (District VI)

SITE SIZE: 2.29 acres

NUMBER OF LOTS

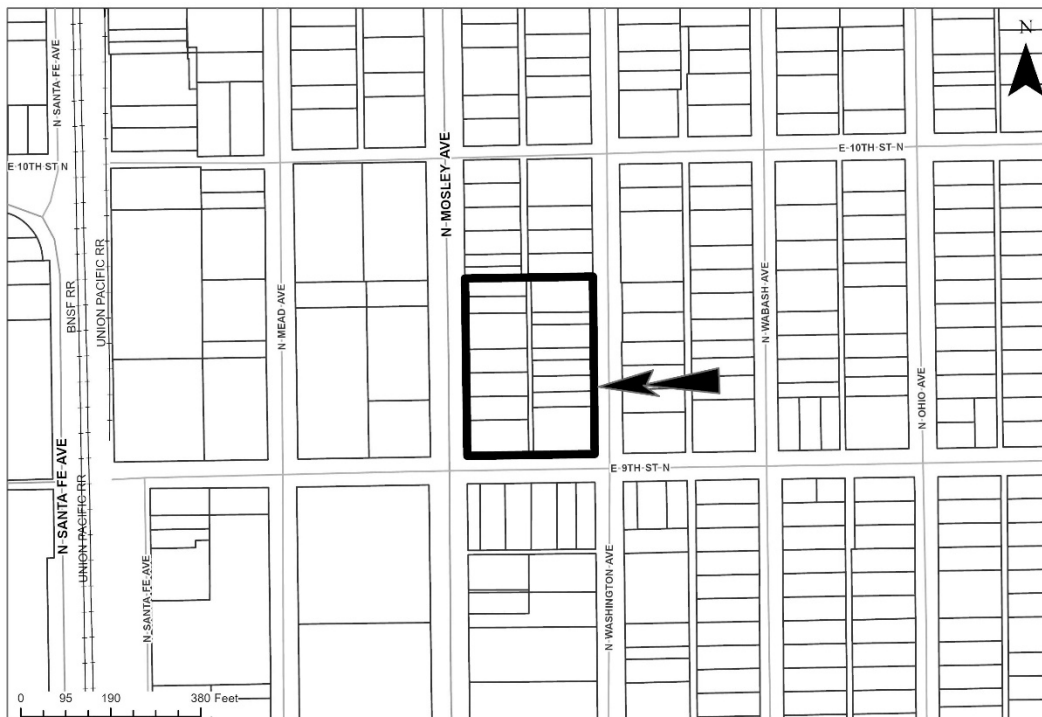
Residential:	
Office:	
Commercial:	
Industrial:	$\frac{1}{1}$
Total:	1

MINIMUM LOT AREA: 2.29 acres

CURRENT ZONING: LI - Limited Industrial

PROPOSED ZONING: LI - Limited Industrial

VICINITY MAP



Note: This is a One-Step Final Plat for a 1-Lot Industrial Subdivision on property located within the City of Wichita. This subdivision is a replat Hibarger's Addition.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department

1. City of Wichita Public Works and Utilities Department advises that water and sanitary sewer are available.
2. A water meter removal certificate is needed. Any unused existing water services will need to be killed. Kills or relocations are to be done at the owner's expense.
3. If the public sanitary sewer line is to be abandoned after the plat is dedicated, then a guarantee is needed for the proposed sanitary sewer abandonment or manhole relocation. And a public utility easement will be required to cover the existing sanitary sewer line on plat. The public utility easement can be vacated after sewer line is abandoned.

B. City Stormwater Management

1. Drainage plan submitted 10.14.24 and approved 10.16.24.

C. City Fire

1. City Fire Department requests verification of proper hydrant location and protection will be based on the type/size of the building/residential structures and following specifications for fire apparatus access roads.

D. Traffic Engineering

1. No Comment

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 this lot 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 plattor's text shall include the language "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended."

G. County Surveying

1. Legal description needs corrected to include the alley proposed to be vacated.
2. Platted versus described and measured needs to be shown.
3. All monuments used to establish the plat boundary need to be shown on the final plat.
4. The alley will not need to be shown on the final plat unless it is retained for utilities.
5. In the plattor's text it should state platted into a Lot and Block.

H. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. Evergy is working with the applicant to remove existing power in the platted area. LaDonna Vanderford, Area Design Representative, will be the contact for this plat and any project associated with it. She can be contacted at (316) 261-6290. 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. 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) 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

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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 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).