

STAFF REPORT

(Revised Final Plat, Final Plat Approved 5/4/23, Preliminary Plat Approved 4/6/23)

CASE NUMBER: SUB2023-00012 – PINEWAY ADDITION (City)

OWNER/APPLICANT: TCRS LLC, 4340 South West Street, Wichita, KS 67217

SURVEYOR/AGENT: BC Engineering, Attn: Shawn Bryan, 625 North Tanglewood, Derby, KS 67037

LOCATION: Northeast corner of West 29th Street North and North West Street (District VI)

SITE SIZE: 31.08 acres

NUMBER OF LOTS

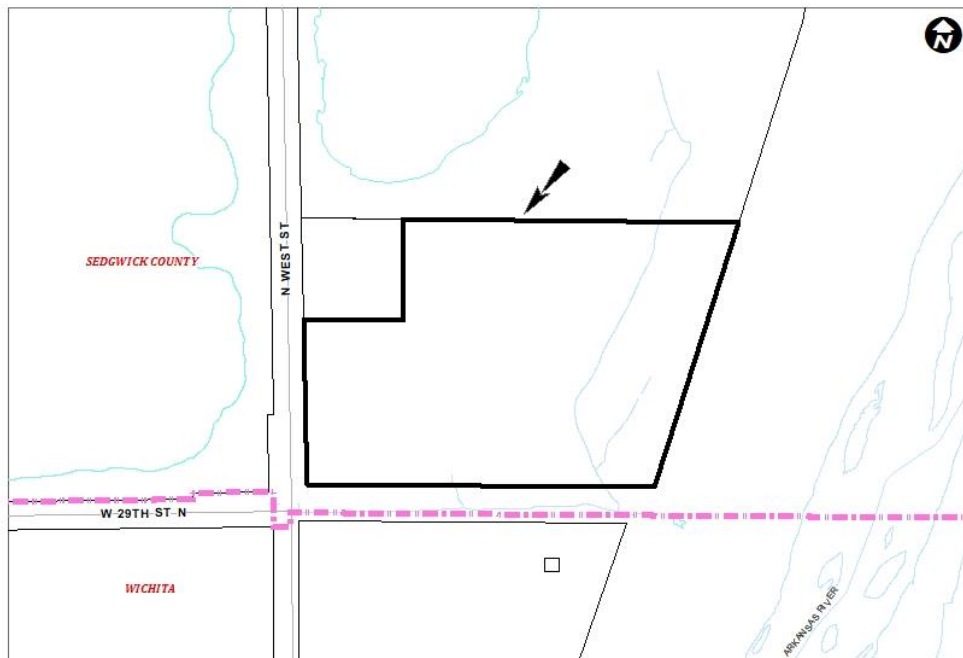
Residential:	94
Office:	
Commercial:	
Industrial:	
Total:	<u>94</u>

MINIMUM LOT AREA: 7,000 square feet

CURRENT ZONING: LI Limited Industrial, LC Limited Commercial

PROPOSED ZONING: TF-3 Two-Family Residential

VICINITY MAP



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NOTE: This site was recently annexed by the City of Wichita. A zone change (ZON2023-00012) has been approved to TF-3 Two-Family Residential.

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 considered by City Council, the zone change will need to be approved by City Council.

B. City of Wichita Public Works and Utilities Department requires that water and sanitary sewer will have to be extended to all Lots and Blocks. Water transmission acquisition fees are due for all Lots and Blocks. Depending on how the sanitary sewer main is extended, acquisition fees may or may not be due for all Lots and Blocks.

A water transmission line will need to be extended to this development before it can be served with City of Wichita water. A sanitary sewer main will have to be extended to this development before it can be served with City of Wichita sanitary sewer.

C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

D. City and County Stormwater Management have approved the drainage plan. A LOMR-F process is needed to remove houses from the floodplain.

County Stormwater Management notes the Drainage Plan is not approved; additional information is needed. Stormwater submitted comments directly to the engineer of record.

E. The plat denotes two street openings along West Street with right-in, right-out for Longleaf. County Public Works has approved the access controls.

A guarantee is recommended for construction of an auxiliary lane for West Street. The auxiliary turn lane note on Sheet 1 shall also be included in the Owner's Certificate.

The applicant shall guarantee the closure of the existing drive just north of 29th Street North on West street. A driveway closure certificate in lieu of a guarantee may be provided.

Traffic Engineering advises traffic calming elements are needed along Sugarpine, West 30th Street and Longleaf.

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

Wichita 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.

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- G. The revised final plat denotes a Contingent Street Dedication located within Reserve E which is in accordance with the 2018 WABA and City Staff agreement for Contingent Street Dedications in city plats. The final plat states: “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.”
- H. The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks on at least one side of the streets and traffic calming elements.
- I. 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.
- J. The platlor’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. 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.
- 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. GIS requests N WESTRIDGE ST be changed to DR.
- N. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- 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. The applicant has submitted a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.

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The Subdivision Committee questioned which easement would supersede in Reserve C which has an overlapping pipeline easement and drainage and utility easement. Phillips 66 and KPC Pipeline have informed staff that utilities are allowed to cross the pipelines in accordance with the pipeline encroachment guidelines. Both pipelines have utility crossing policies and procedures in place for development. Utilities are required to cross below the pipelines with two feet minimum clearance. The pipeline corridor holds 4 pipelines ranging from 8 inch to 16 inch. Utilities are not allowed above the pipelines. Landscaping is a use currently allowed in Reserve C per the plat's text but not allowed within the pipeline easement. In addition to the pipeline easement a 25-foot building setback is required on both sides of the pipeline easement lying parallel and adjacent to the pipeline easement.

- Q. 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.)
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. 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.
- X. Everyg will not need to request additional easements. 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 service due to this plat will be at the applicant's expense.
- Y. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).