

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

CASE NUMBER: SUB2023-00058 – GREENWICH APARTMENTS ADDITION (CITY)

OWNER/APPLICANT: Gateway Center, LLC, 8100E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

SURVEYOR/AGENT: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East along North Greenwich Road and within one-half mile north of East 37th Street North (District II)

SITE SIZE: 20.96 acres

NUMBER OF LOTS

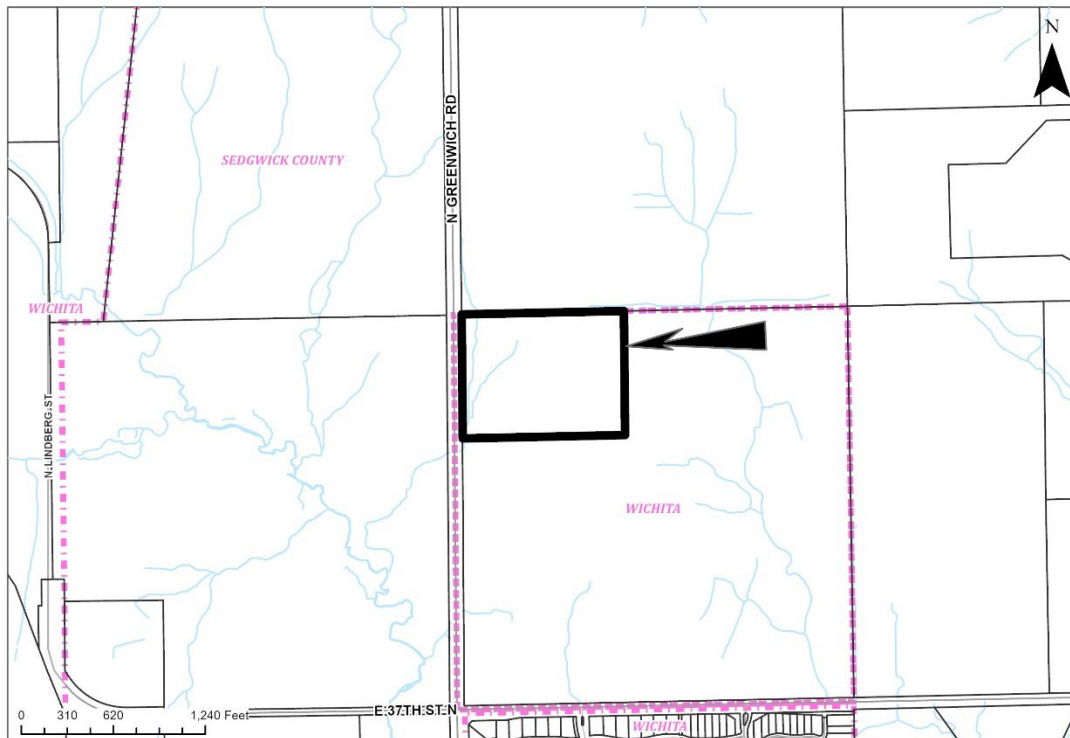
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 16.48 acres

CURRENT ZONING: LI - Limited Industrial

PROPOSED ZONING: MF-18 Multi-Family Residential

VICINITY MAP



SUB2024-00058 – Plat of GREENWICH APARTMENTS ADDITION
December 5, 2024

Note: This is a One-Step Final Plat for a 1-Lot Multi-Family Subdivision on un-platted property located within the City of Wichita.

The Subdivision is associated with ZON2024-00051, a zone change from LI Limited Industrial to MF-18 Multi-Family Residential.

Complete Access controls are indicated along North Greenwich Road with (1) 81' opening at the middle of the property and (1) 40' opening at the north of the property.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department

1. Advises that this plat is inside of Wichita water and sewer service territory. Currently, a 2" waterline is available for connecting a water service. Water transmission (acquisition), water distribution ILOA, equity fees are owed if/when connecting to City of Wichita water.
2. Sanitary sewer main (acquisition), sanitary sewer lateral ILOA, equity fees are owed if/when connecting to City of Wichita sanitary sewer.
3. A sanitary sewer main will need to be extended from the southeast corner of 37th St & Greenwich before this plat can be served.
4. Requests a No Protest Agreement for future extension of water & a No Protest Agreement for future sanitary sewer.

B. City Stormwater Management

1. Approves of the drainage plan.

C. County Stormwater Management

1. Approves of the drainage plan.

D. 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.
2. Multi-family residential projects with more than 100 dwelling units shall be equipped with two separate and approved fire apparatus access roads.

E. Traffic Engineering

1. Right-of-way dedications are approved
2. Access openings are approved
3. Greenwich Rd is SG Co's jurisdiction, but City Traffic supports the request for right and left turn lanes on Greenwich Rd

F. County Public Works

1. States the access controls are deferred to City of Wichita standards and approved.
2. Requests auxiliary left and right turn lanes.

G. City Environmental Health (EH)

1. GIS shows that City water and sewer is 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.

H. Planning

1. “Jamie Buster” signature to be revised to “Shinita Rice, Deputy City Clerk.”

I. County Surveying

1. No comment.

J. Evergy

1. Evergy has reviewed this preliminary plat and will need to request additional easements, forwarded to agent. Steven Chronister, Area Design Representative, will be the contact for this plat and any project associated to it. He can be contacted at (785) 508-2682. Standard language will apply; Any relocation or removal of existing Evergy equipment will be at the applicant’s expense. There are transmission lines near the area.

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) No Protest Agreement for Future Water Extension.
- 4) No Protest Agreement for Future Sewer Extension.
- 5) Outside -the-City Water Agreement, if applicable.
- 6) Outside -the-City Sewer Agreement, if applicable.
- 7) 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- 8) 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.
- 9) 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.
- 10) Perimeter closure computations shall be submitted with the final plat tracing.
- 11) 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 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).