

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2024-00067 – 29th & GREENWICH ADDITION (County/3-Mile Ring)

OWNER/APPLICANT: Tabbal Investments, LLC, 2109 Clear Creek St., Wichita, KS, 67203

SURVEYOR/AGENT: PSC Consulting, LLC, 2532 N. Cardinal Dr., Wichita, KS, 67204

LOCATION: Northeast corner of North Greenwich Road and East 29th Street North (District 1)

SITE SIZE: 46.2 acres

NUMBER OF LOTS

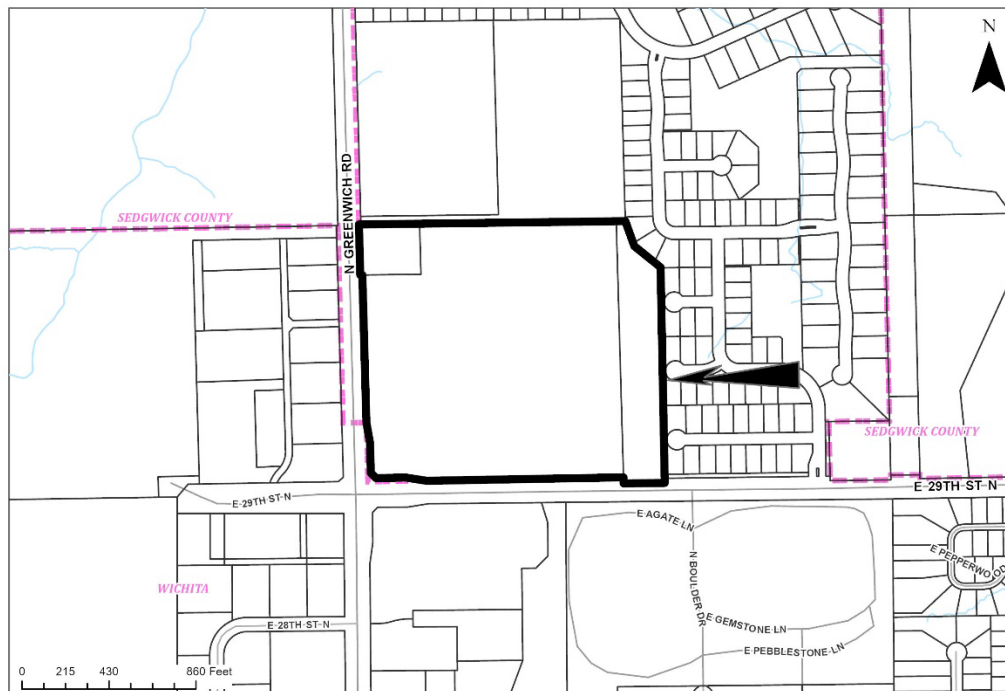
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 1.91 acres

CURRENT ZONING: LC-Limited Commercial

PROPOSED ZONING: LC-Limited Commercial

VICINITY MAP



Note: This is a One-Step Final Plat for a 3-Lot Commercial Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3-miles of the City Wichita. The Plat is associated with CUP-DP 359 and CUP2024-00047, a CUP amendment to allow an increase in both maximum building height and coverage. The applicant will be submitting a request to annex into the City of Wichita.

Complete Access Controls are indicated along Noeth Greenwich Road with (1) 60-foot full movement opening and (1) 40-right in/out only. Proposed Lots 2 and 3 will be access off North Greenwich Road with a 60-foot access easement and through proposed Lot 1 via a 40-foot access easement. Proposed Lot 1 will be accessed off both North Greenwich Road and East 29th Street North.

WAIVERS:

1. The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all non-residential lots shall not exceed 3 times the width.

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. Metropolitan Area Building and Construction Department

1. The site is currently located within the Sedgwick County Rural Water District No. 1. If service is available, feasible and the property is eligible for service, Metropolitan Area Building and Construction Department recommends connection. If service is unavailable, a memorandum from Metropolitan Area Building and Construction Department is needed specifying approval of water wells.

B. County Stormwater Management

1. Drainage Plan is not approved, the submitted plan does not satisfy the requirements found in Wichita/Sedgwick County Stormwater Manual.

C. City Stormwater Management

1. A Drainage Plan was submitted with the submittal of this plat but is not sufficient to achieve a final plat approval.

D. Sedgwick County Fire

1. Advises that the plat will need to comply with the 2018 International Fire Code, Appendix D.- Fire Apparatus Access Roads.

E. Wichita City Fire

1. Approved the plat and 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.

F. City Traffic Engineering

1. Show access controls and openings along 29th Street.
2. Access controls and openings shown are not approved until platted access controls and openings are shown for Kings Coast Addition (to the west) and Greenwich Commons Addition (to the south). These are needed to review alignment of openings with those plats.
3. 29th Street will require left turn auxiliary lanes for openings to this plat. City does support the County's decision for auxiliary turn lanes along Greenwich.

G. County Public Works

1. States access controls along Greenwich are not approved; access control should be in general conformance with access management policy.

H. Planning

1. Access Easement to be label "by separate instrument". Copy of easements to be forwarded to MAPD.
2. "Greenwich Rd" and "29th Street North" to be labeled as "North Greenwich Rd" and East 29th Street North".
3. A note shall be placed on the final plat indicating that this Addition is subject to the general provisions of the 29th & Greenwich Community Unit Plan (CUP DP-359).
4. "Jamie Buster" to be revised to "Shinta Rice – Deputy City Clerk".

I. County Surveying

1. No Comment.

J. City Environmental Health (EH)

1. County (Currently) Immediately adjacent to City limits. No Comment.
However, if this property is annexed before its development, the lots should be on City water and sewer which is available to the area. 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.

K. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time, John Unruh, new Area Design Representative, will be the contact for this plat and any project associated with it. He can be contacted at (316)261-6213. Any relocation or removal of existing Evergy 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 access easements shown on the plat shall be established with an access easement by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. A copy of said instrument shall be submitted to MAPD.
- 3) 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.
- 4) The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar. Encroachment to signed by Engineering Dept, prior to submittal.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Perimeter closure computations shall be submitted with the final plat tracing.
- 9) 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, if applicable, 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.
- 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.

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- 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).