

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

CASE NUMBER: SUB2025-00003 – NORTHEAST SUBSTATION (CITY)

OWNER/APPLICANT: Everyg, 818 S. Kansas Ave., Topeka, KS 6612

SURVEYOR/AGENT: Bartlett & West, Inc., 1200 SW Executive Drive, Topeka, KS 6615

LOCATION: East along North Woodlawn Boulevard and within one half mile south of East 21st Street North (District 2)

SITE SIZE: 24.136 acres

NUMBER OF LOTS

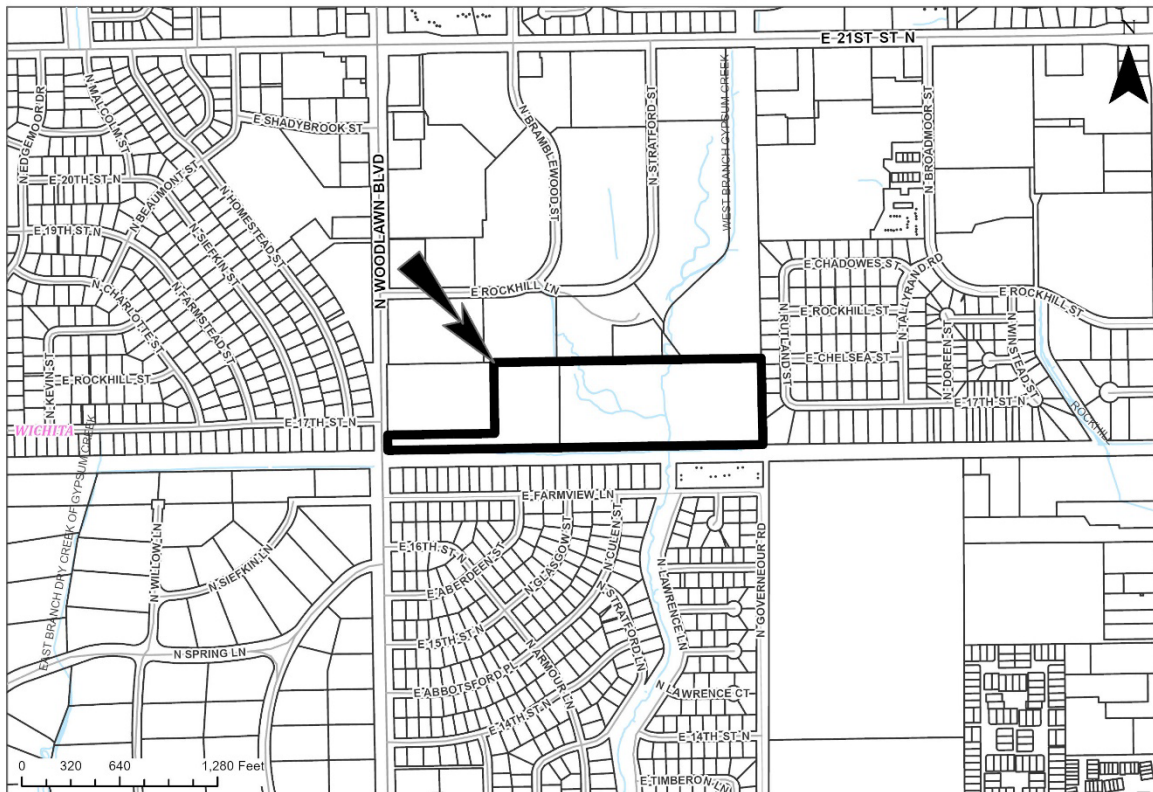
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 24.136 acres

CURRENT ZONING: PUD- Planned Unit Development

PROPOSED ZONING: PUD-Planned Unit Development

VICINITY MAP



Note: This is a One-Step Final Plat for a 1-Lot Industrial Subdivision on property located within the City of Wichita. The subdivision is associated with case PUD2024-00025, a zone change request from SF-5 Single-Family Residential to Planned Unit Development to create the Northeast Substation PUD #136 to expand existing electric substation.

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. City of Wichita Public Works and Utilities Department

1. The (2) sanitary sewer easements running north and south will need to be increased to 20' to meet current standards, centered on the sanitary sewer lines.
2. Water is available for connection on Woodlawn.
3. Sanitary sewer is available for connection on the 8" sanitary sewer line.

B. City Stormwater Management

1. Drainage plan submitted 1.29.25. 30% comment not applicable and PE stamp needed.

C. City Fire

1. City Fire Department 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.
2. WFD approves, no additional comment.

D. Traffic Engineering

1. Traffic Engineering will require 60-ft of ROW along Woodlawn, to be in accordance with arterial roadway requirements.

E. City Environmental Health (EH)

1. GIS shows that City water and sewer is in the area. The expectation of Environmental Health is that any development on this lot will be on City water and City sewer, as proposed. 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. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Planned Unit Development PUD #136.
2. Floodplain shall be delineated on face of plat.

3. Minimum Building Pad Elevations to be indicated on face of plat and referenced in plattor's text.
4. "WOODLAWN AVE" to be REVISED TO "N WOODLAWN BLVD" on face of plat and on vicinity map.
5. Dedication to revised to be platted into "Lot, Block and Street".
6. 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."
7. Plattor's text shall state: "No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage."
8. "JAMIE BUSTER" to be revised to "PAUL LEEKER".
9. "KENLY ZEHRING – CHIEF DEPUTY" signature needed.
10. Plattor's text to be revised "Utility Easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
11. Plattor's text to state: "the street is hereby dedicated to and for the use of the public."

G. County Surveying

1. The Gas pipeline needs shown on the final plat and confined to an easement.
2. The Sewer easements need located along the plat boundary.
3. In the Dedication "Wichita, Sedgwick County, Kansas" needs added to the plat name.
4. "Bryan Frye" needs revised to "Bryan K. Frye".
5. The following needs revised to:

State of Kansas)

SS

County of Sedgwick)

Entered on transfer record on this ___ day of _____, 20__.

_____, County Clerk

Kelly B. Arnold

H. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements as we are the applicant. Jessica Keck, Manager, Transmission & Substation Engineering Mgmt., will be the contact for this plat and any project associated with it. She can be contacted at (785) 379-4481. 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.

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- 2) The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
- 3) A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.
- 4) A copy of the instrument that establishes the pipeline easement shall be submitted.
- 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) 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).