

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

CASE NUMBER: SUB2025-00004 – NE SUB YARD ADDITION (CITY)

OWNER/APPLICANT: City of Wichita, 455 N. Main Street, 7th Floor, Wichita, KS 67202

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

LOCATION: North of K-96 Hwy and 1/3-mile west of North Hillside Avenue (District I)

SITE SIZE: 5.17 acres

NUMBER OF LOTS

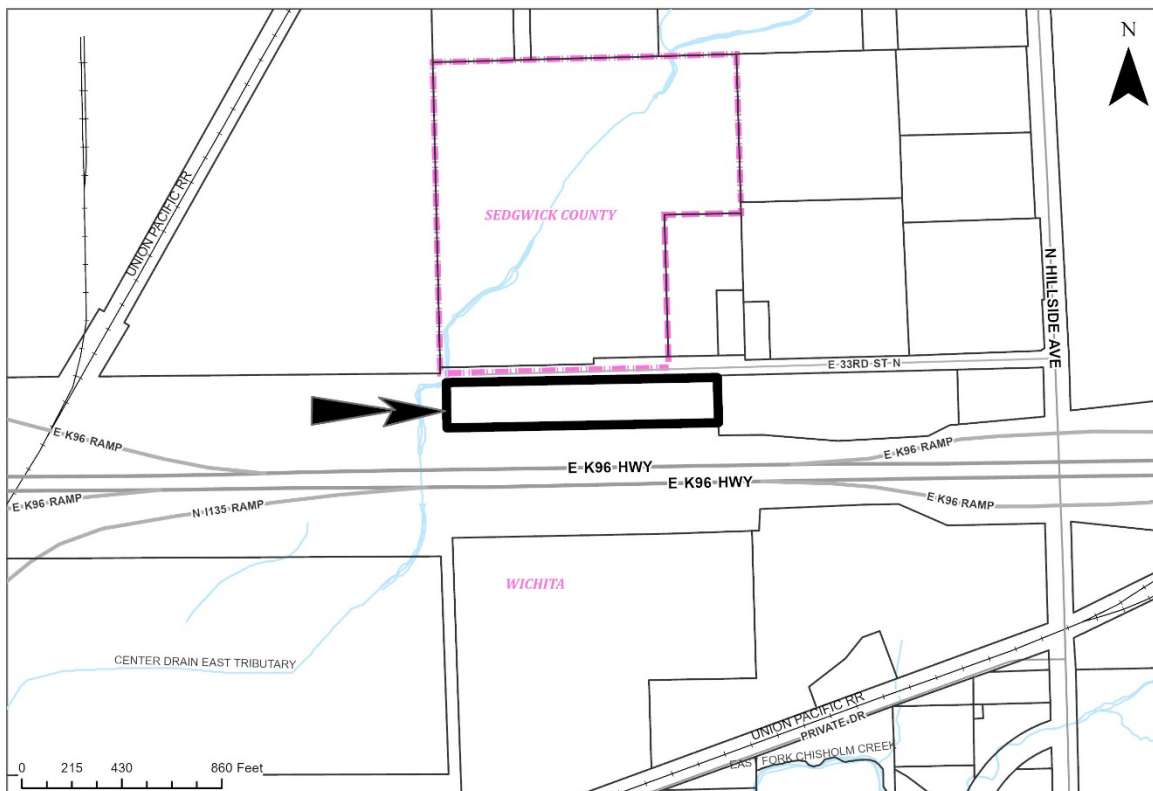
Residential:	
Office:	
Commercial:	
Industrial:	$\frac{1}{1}$
Total:	1

MINIMUM LOT AREA: 5.17 acres

CURRENT ZONING: LI - Limited Industrial

PROPOSED ZONING: LI - Limited Industrial

VICINITY MAP



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

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department

1. Requires that water and sanitary sewer be extended.
2. Requests a 20' utility easement running east and west, on the north side of the plat.

B. County Public Works

1. States 33rd St N is in the process of being annexed by the City of Wichita

C. City Stormwater Management

1. A drainage plan has not been submitted at the time of writing this report

D. 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

E. Traffic Engineering

1. No comment.

F. 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 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.

G. Planning

1. Label streets as "N Hillside Ave." & "E 33rd St. N" and included direction prefix for streets in vicinity map.
2. "Shinita Rice" signature to be revised to "Paul Lecker, City Clerk".
3. The plat shall include a note specifying "The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office."
4. Granted of Access Control to be included in plattor's text.

H. County Surveying

1. Show complete access control along the South line of the plat.
2. All monuments used to establish the plat boundary need to be shown.

I. Evergy

1. Evergy has reviewed this plat and will need to request additional easements, forwarded to agent. 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 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 control devices must be used on ALL projects. For projects outside of the City of Wichita, but within

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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).