SUBDIVISION COMMITTEE AGENDA **ITEM NO. 6**
METROPOLITAN AREA PLANNING COMMISSION **April 17, 2025**

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00019 – DUGAN WEST KELLOG COMMERCIAL 5TH ADDITION (CITY)

OWNER/APPLICANT: 3BDS, LLC, 8401 E. Oak Knoll, Wichita, KS 67207

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

LOCATION: South along West Kellogg Drive and one quarter mile east of South 135th Street West (District IV)

SITE SIZE: 2.61 acres

NUMBER OF LOTS

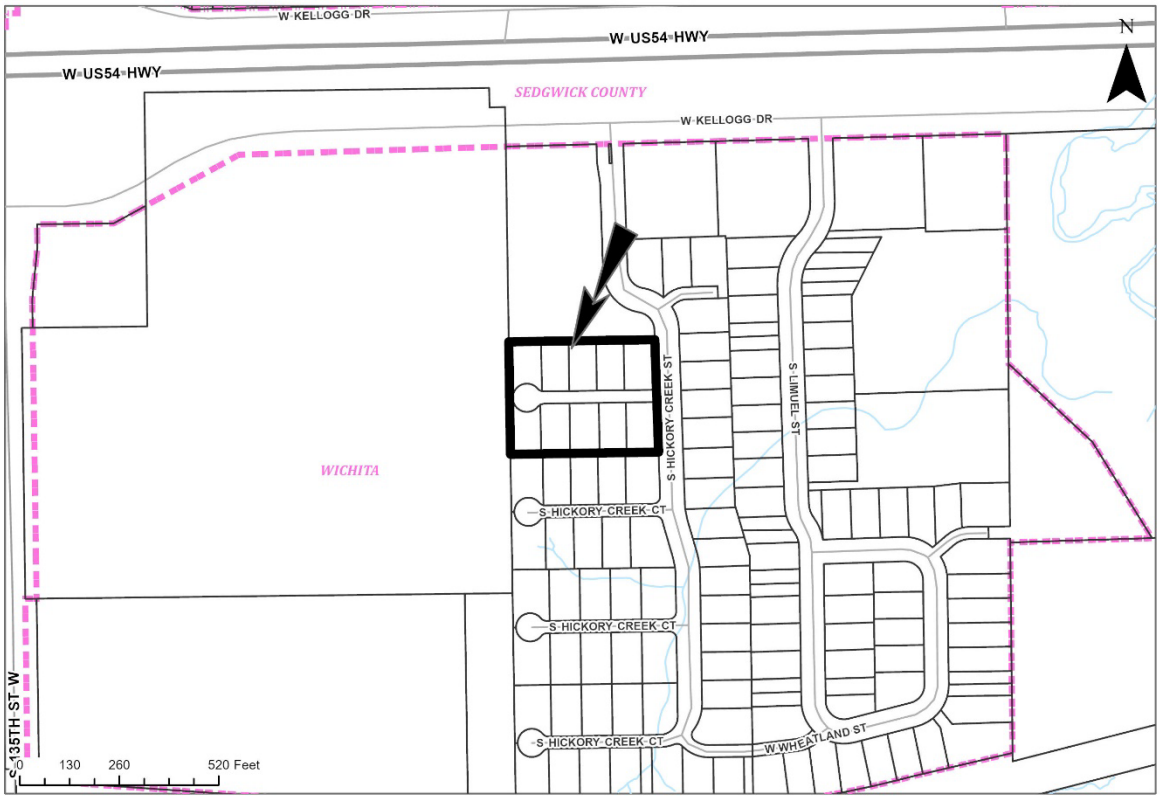
Residential:	4
Office:	
Commercial:	1
Industrial:	
Total:	5

MINIMUM LOT AREA: 8.947 sf

CURRENT ZONING: LC - Limited Commercial w/CUP DP-320

PROPOSED ZONING: LC - Limited Commercial w/CUP DP-320

VICINITY MAP



SUB2025-00019 – Plat of DUGAN WEST COMMERCIAL 5TH ADDITION
April 17, 2025

Note: This is a One-Step Final Plat for a 4-Lot Residential/ 1-Lot Commercial Subdivision on property located within the City of Wichita. This plat is a replat of a part of Dugan West Kellogg Commercial 4th Addition.

20-ft front building setbacks are platted for lots 2-5 along Hickory Creek Street. 5-ft interior side-yard setbacks are platted via plattor's text for lots 2-5.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department
   1. Requires Lots 2-4 to be included in a petition for public sanitary sewer.
   2. Requires Lot 1 to be included in a petition for public water.
   3. Requests a 15' utility easement be included to give changed to and a utility easement.
   4. Requests an amended letter of credit for existing petitions for public improvements.

B. City Stormwater Management
   1. At the time of writing this report, a drainage plan had not been submitted.

C. 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.

D. Traffic Engineering
   1. Clarification needed for intended usage of lots to the east and south along Hickory Creek St.
   2. There will need to be a cross-lot agreement to gain access to Lot 1 or what is the intended access for Lot 1?

E. City Environmental Health (EH)
   1. GIS shows that City water and sewer is present. The expectation of Environmental Health is that any development of these lots 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.

F. Planning
   1. Access to Lot 1 need to be shown.
   2. The Applicant needs to request a CUP adjustment so that the CUP parcel boundaries and/or platted setbacks correspond with the area being platted.

G. County Surveying
   1. No comments at this time.

H. Evergy
   1. Evergy has reviewed this plat and will not need to request additional easements at this time. Nick Hensley, Area Design Representative, will be the contact for this lot split and any project associated with it. He can be contacted at (316)261-6320. Any relocation or removal of existing service or equipment due to this plat will need to be discussed and will be at the applicant's expense. There are no transmission noted around 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) 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) 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."
5) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
6) 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.
7) Perimeter closure computations shall be submitted with the final plat tracing.
8) 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) 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.

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.
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).