

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2023-00039 – TIDEMANN ESTATES (COUNTY)

OWNER/APPLICANT: Grant and Anita Tidemann, 5914 East 93rd Street North, Valley Center, KS 67147

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis Street, Wichita, KS 672011

LOCATION: 600-ft North of East 93rd Street North and 1,400-ft West of North 63rd Street East (District 4)

SITE SIZE: 11.99 acres

NUMBER OF LOTS

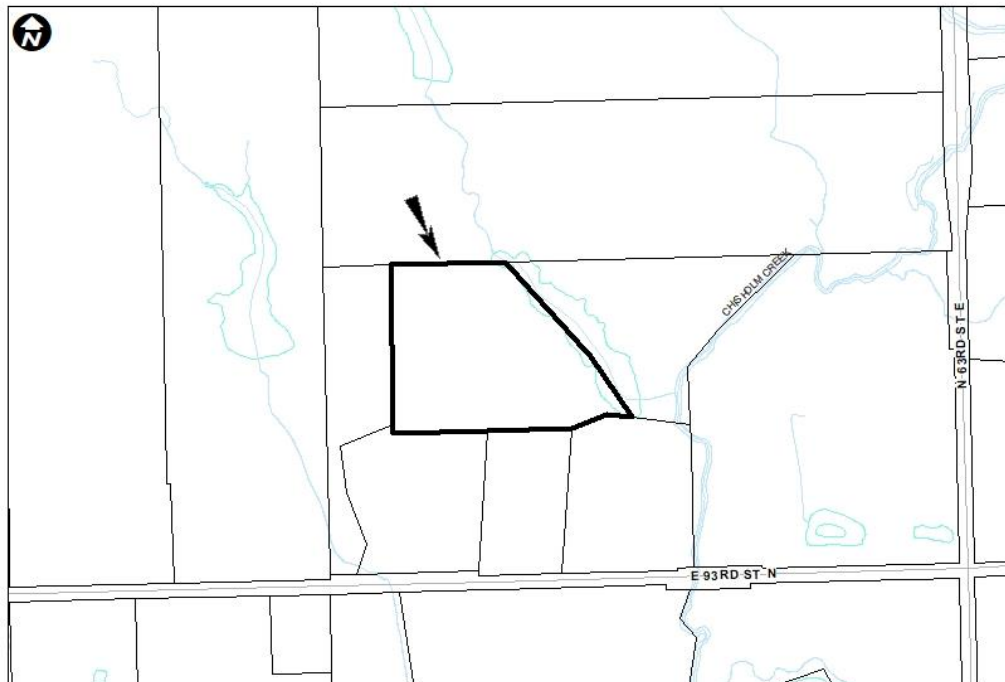
Residential:	3
Office:	
Commercial:	
Industrial:	—
Total:	3

MINIMUM LOT AREA: 3.19 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a One-Step Final Plat for a 3-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County.

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. (Item M)

STAFF COMMENTS:

- A. The site is currently located within the Sedgwick County Rural Water District No. 2. 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. Since sanitary sewer is unavailable to serve this property, the applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. Soil work will need to be completed before an approval memo will be issued.
- C. County Stormwater Management advises the applicant needs to submit a drainage plan for review.
- D. 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.”
- E. Zoning classification of proposed lots shall be indicated on the face of plat.
- F. The Southwest corner of proposed Lot 1 is utilized for the establishment of lot frontage. Proposed Lot 1 does not comply with the 200-ft Minimum Lot Width. A front-building setback shall be established and shown on the face of the plat at a point where the required 200-ft width can be established.
- G. Wetlands exists within the east portion of the proposed subdivision.
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.

- H. Sedgwick County Fire Department advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.

A Private Drive Construction Certificate is needed stating the private drives within the 25' access easement meets Sedgwick County fire vehicle access requirements.

- I. County Public Works approves of proposed access of Lots 1 and 2 to the west, and Lot 3 to the east.
- J. The Subdivision Regulations Section 7-207(G) state that for residential plats, not more than three lots shall be dependent upon any one private drive for their access to a public or private street system. The plat's text shall state that the access easements shall provide access to Lot 1, 2 and 3.
- K. A 24-ft Access Easement is shown on proposed Lot 1 for the existing drive. The existing drive within the eastern portion of the subdivision shall also be contained within a proposed Access Easement. The Access Easements shown on the plat shall be established 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. The proposed instrument shall be recorded and instrument number indicated on face of plat prior to submittal of the mylar plat. A copy of said instrument shall be submitted to MAPD.
- L. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1, Lot 2, and Lot 3 Block A. The Subdivision Regulations state that the maximum depth of all Residential lots shall not exceed 2.5 times the width.
- The Subdivision Committee may recommend a MODIFICATION/WAIVER of the design criteria in Article 7 of the Subdivision Regulations 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.
- M. Spelling of 'Tideman' in lower right corner of the plat does not match spelling elsewhere.
- N. 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.
- O. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- P. 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.).
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Evergy is requesting a 10' easement to cover an existing Evergy line not shown on the One Step final plat. Easement location sent to applicant provided by Evergy. This line serves the existing home on Lot 1 and other customers south of the area being platted. Steven Chronister, Design Representative, will be the contact for this plat and can be contacted at (785) 508-2682. Any relocation or removal of existing service due to this plat will be at the applicant's expense.
- X. A PDF of the recorded plat should be sent to kwilson@wichita.gov and abias@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).