

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

CASE NUMBER: SUB2025-00021 – POST ESTATES (County/3-Mile Ring)

OWNER/APPLICANT: Kimberly Post, 17414 W 37th Street. N, Colwich, KS 67030

SURVEYOR/AGENT: Garber Surveying Service, PA, 2908 N Plum St., Hutchinson, KS 67502

LOCATION: North along West 37th Street North and within a half mile west of North 167th Street West (District 3)

SITE SIZE: 16.156 acres

NUMBER OF LOTS

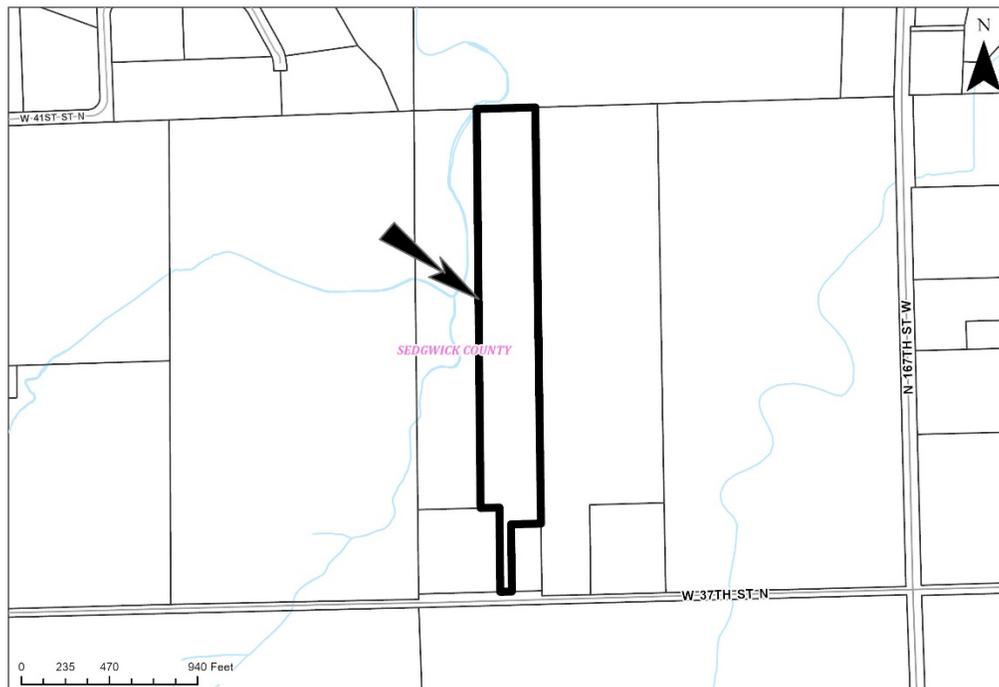
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 5.00 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

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 and within 3-miles of the City of Wichita.

Lots will be accessed off West 37th Street North via a joint access easement.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1, Block A. The Subdivision Regulations Section 7-204(D) states 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 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. A MABCD Memo has been issued for this subdivision.

B. City of Wichita Public Works and Utilities

1. Requests a No Protest for Future Water & Sanitary Sewer Agreement be signed.
2. Water transmission and sanitary sewer main (acquisition) fees & water distribution and sanitary sewer lateral ILOA fees are due if/when connections are made.
3. Requests a 20' utility easement on the west side of the plat, but not in the floodway.
4. Requests the proposed 10' utility easement on the east side of plat to be increased to 15'.

C. County Stormwater Management

1. Sedgwick County Stormwater has approved the drainage plan, platters text needs to include a Floodway Reserve Easement and language as well as a recorded Floodway Reserve Easement covenant.

D. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.

E. County Public Works

1. Notes: The existing drive connection at 17414 37th Street N. shall be severed from the driveway serving this plat per Service Drive Code Requirements.
2. States floodway reserve easements shall be clarified.
3. States minimum pad table shows a Lot 4 Block A which does not exist. All 3 Lots shall be shown on the minimum pad table.
4. States right-of-way along 37th Street shall be 60ft.

F. Planning

1. The plat does not meet the minimum 200-foot lot width required. A platted setback should be

indicated at location where the 200-foot setback can be met.

2. Plator's text shall state: "No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department"
3. Plator's tet shall state: "'FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision."
4. Minimum Building Pad Elevation to be referenced in plator's text.
5. Plat is within City of Wichita 3-Muile Ring. City Signature to be included on Final Plat.

G. County Surveying

1. States with the minimum pad elevation requirement an on-site bench mark is required.
2. Advises on the final plat the Floodway Reserve Easements will need located with respect to the plat boundary and Lot lines.
3. Advises the label for the Floodway Reserve Easements on Lot 2, Block A be placed inside the easements and not in the middle of Lot 2.

H. Evergy

1. State plat is outside Evergy Territory and no transmission in or near the plat.

I. Sedgwick County Electric Coop

1. Sedgwick County Electric Coop has reviewed this plat and will not need to request additional easements at this time. Tim Rosenhagen, Staking Engineer, will be the contact for this plat and any project associated with it. He can be contacted at (316)542-3131. 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.

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) Th joint access easement 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) Floodway Reserve Easement Document.
- 4) Requests a No Protest for Future Water & Sanitary Sewer Agreement be signed.
- 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) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 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 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.).
- 4) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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).