

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00022 – SQUATTING DOG ESTATES (CITY)

OWNER/APPLICANT: Donald P. & Sheryl L. Cain, 107 N 119th Street West, Wichita, KS 67235

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

LOCATION: West along North 119th Street West and a quarter mile north of West Maple Street (District V)

SITE SIZE: 1.7 acres

NUMBER OF LOTS

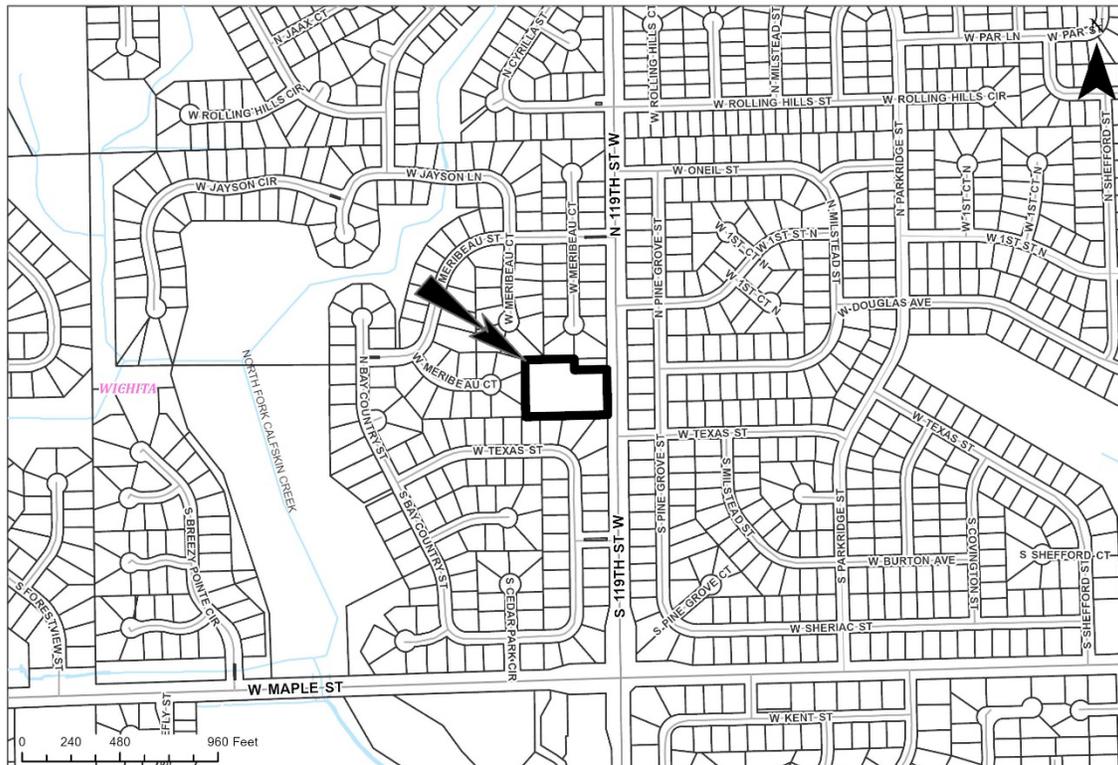
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 0.684 acres

CURRENT ZONING: SF-5 Single-Family Residential

PROPOSED ZONING: SF-5 Single-Family Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 2-Lot Residential Subdivision on property located within the City of Wichita.

Access to lots will be via private drives located off North 119th Stret West.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 2, 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. City of Wichita Public Works and Utilities Department

1. Both lots owe water distribution ILOA when the connection is made.

B. City Stormwater Management

1. Drainage plan submitted 4.10.25 and approved 5.20.25

C. City Fire

1. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.

D. Traffic Engineering

1. Access off 119th Street West must be identified to prevent these Lots from becoming landlocked

E. City Environmental Health (EH)

1. City Environmental Health (EH). GIS shows City water and sanitary sewer are present in the area. The expectation of Environmental Health is that 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. Complete Access Controls to end at 224.32' dimensioned lot line point.
2. The preliminary plat shows gravel drives crossing between the two lots. The Preliminary Plat should indicate portions of gravel drives to be removed or the appropriate easements should be shown and platted by separate instruments.
3. The plattor's text shall state, "Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat."
4. The plattor'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”

5. Plator’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.”

G. County Surveying

1. Advises the plat name needs to be corrected to include “Wichita” on the MAPC portion.
2. States on the Site Bench Mark “West” needs changed to “East”.

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 plat 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. 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) 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.
- 3) Perimeter closure computations shall be submitted with the final plat tracing.
- 4) 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

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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).