

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00023 – KOES ADDITION (County)

OWNER/APPLICANT: Central KS Properties, LLC, 37680 W 15th Street S, Cheney, KS 67025

SURVEYOR/AGENT: Logan Mills, 1935 W Maple St., Wichita, KS 67213

LOCATION: Northeast corner of the intersection of West 15th Street South and South 375th Street West (District 3)

SITE SIZE: 166.38 acres

NUMBER OF LOTS

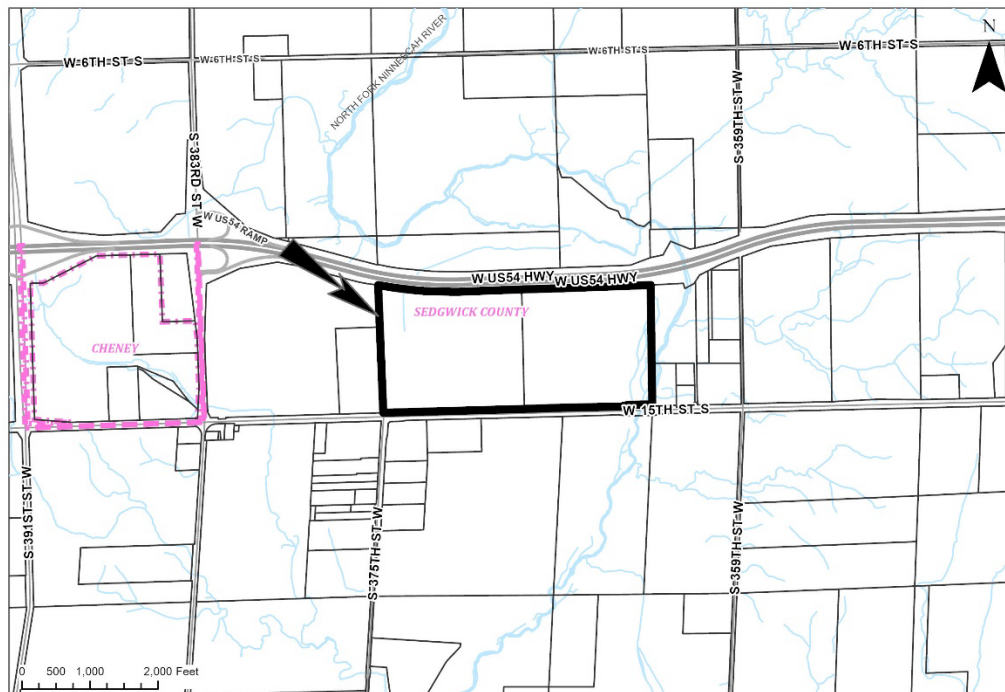
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 6.77 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 12-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. The plat is located within the City of Cheney Area of Influence and a copy of plat has been forwarded to the City of Cheney for comments.

Complete Access Controls are included along West 15th Street South with (4) 60' openings. The lots will be accessed via joint access easements off West 15th Street South.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.

B. County Stormwater Management

1. Applicant is addressing County drainage plan comments.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2024 IFC.

D. County Public Works

1. Approves of the access controls along 15th Street.
2. Complete access control shall be shown along the north boundary of the plat.
3. Notes: No utility easements are shown. If needed, utility easements shall be separate from access easements.
4. States in the platters text of the Final Plat, remove reference to Sedgwick County Department of Engineering as Sedgwick County Public Works does not regulate utility easements on private property.
5. States the right-of-way along 15th Street shall be dimensioned.
6. Advises the applicant shall guarantee the closure of any existing driveway openings located in areas of complete access control. A Driveway Closure Certificate in lieu of a guarantee may be provided.
7. Add to the face of the plat which lots will have access to each access easement.

E. Planning

1. Directional prefix and suffix to be included on street names.
2. Dimension width of street dedication.
3. Preliminary plat to included names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property.

F. County Surveying

1. Comments will be forwarded directly to the agent for the applicant.

G. Evergy

1. Evergy has reviewed this plat, and we request 20 ft utility easement. There will be no suggested streetlight location as this is a county plat. Heide Bryan, Area Subdivision Representative, will be the contact for this plat and project related to it. She can be contacted at (316) 261- 6354. Standard language will apply; Any relocation or removal of existing Evergy equipment will need to be discuss and will be at the applicant’s expense. There are no transmission lines within the platted area.

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) Driveway Closure Certificate.
- 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) 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 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.).
- 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

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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).