

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00025 – CRESTWOOD LANDING ADDITION (COUNTY-TO BE ANNEXED)

OWNER/APPLICANT: Laham Holding Company, LLC

SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 117 E Lewis St., Wichita, KS 67202

LOCATION: Southwest corner of East 45th Street North and North Greenwich Road (District II)

SITE SIZE: 126.53 acres

NUMBER OF LOTS

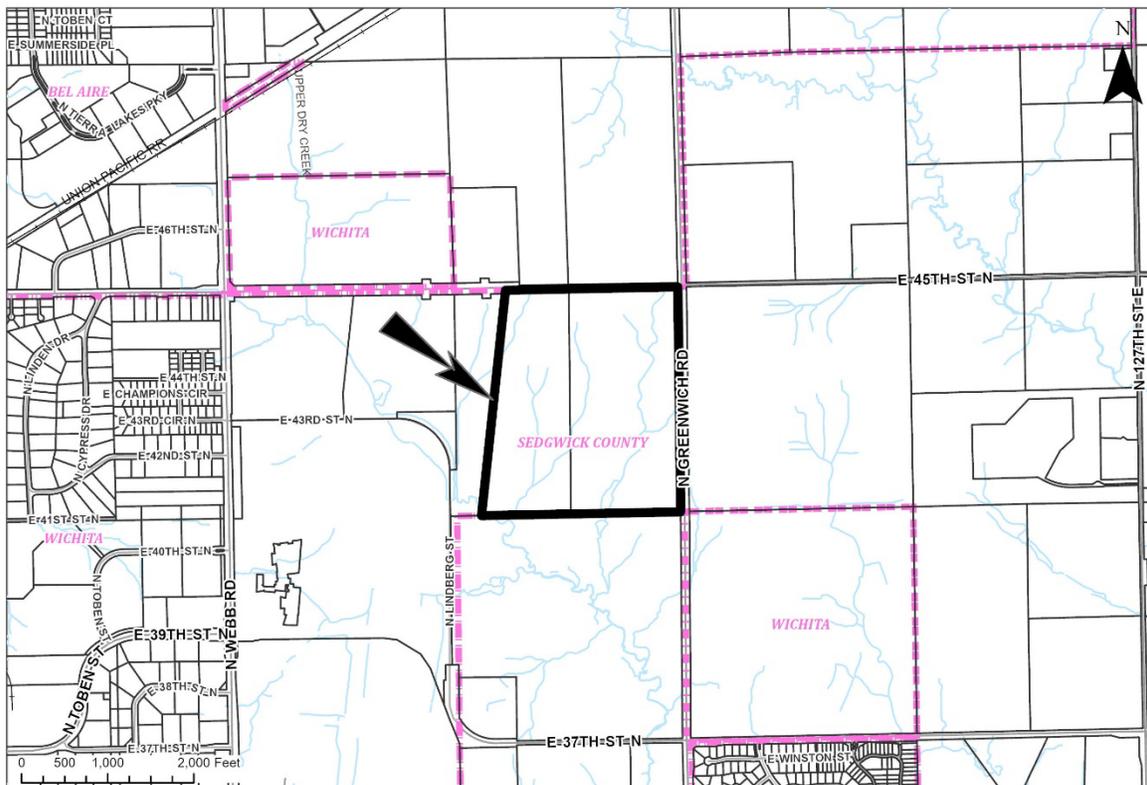
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 126.53 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: GC-General Commercial

VICINITY MAP



SUB2025-00025 – Plat of CRESTWOOD LANDING ADDITION
June 5, 2025

Note: This is a One-Step Final Plat for a 1-Lot Commercial Subdivision on property located in the unincorporated county and within 3-miles of the City of Wichita; however, the applicant will be requesting annexation into the City of Wichita and a zone change for RR-Rural Residential to GC-General Commercial. Approval of the annexation will be needed prior to this plat being scheduled for City Council review.

Complete Access Controls are shown along East 45th Street and North Greenwich Road with a maximum of (5) access drives, with a maximum of (3) full turning movement access drives, along each street.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department

1. Requests a No Protest for Future Sanitary Sewer Agreement to be signed.
2. A 2” waterline is available for connection on Greenwich Rd. The 4” waterline on E 45th St is not available for connection.
3. If this site wants a larger watermain than a request for future water mains for development is needed.
4. If this site wants the City of Wichita sanitary sewer then a request for future sanitary sewer mains for development is needed.
5. Water transmission and sanitary sewer main (acquisition) fees & water distribution and sanitary sewer lateral ILOA fees are due when connections are made.

B. County Public Works

1. Approves of urban standard access controls along Greenwich Road.
2. The second paragraph of the “Access Control Note” shall be removed.
3. Complete access control shall be shown for 400ft. to both the south and west of the arterial intersection.
4. Notes: that 45th Street has been annexed by the City of Bel Aire and their access management policies shall be followed.
5. States that right-of-way width dimensions should be clearly labeled.
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.

C. City Stormwater Management

1. Drainage Plan submitted on 5.20.25 and in review process.

D. County Stormwater Management

1. Applicant is addressing County drainage plan comments.

E. City Fire

1. City Fire Department advises that verification of proper hydrant protection will be based on the type/size of a building and following specifications for fire apparatus access roads.

F. Traffic Engineering

1. Traffic Engineering approves of the access controls and R/W.

G. 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.

H. Planning

1. The applicant is advised that since this GC-zoned property contains over 6 acres and is in unified ownership, the Unified Zoning Code requires a Community Unit Plan be established. A CUP shall be approved prior to issuance of any building permits.
2. Revised platters text to platted: “a Lot, a Block, Reserves, and Streets”

I. County Surveying

1. Advises for the City Council “Jamie Buster” needs corrected to “Paul Leeker”.
2. Advises on the Benchmark, BM2 description “Southwest” needs corrected to “Southeast”.
3. States the 50’ x 100’ Drainage Easements on the north line of the plat will need located with respect to the plat boundary.

J. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. John Unruh, Area Design Representative, will be the contact for this plat and any project associated with it. He can be contacted at (316) 261-6213. 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 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) The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
- 3) Submittal of a No Protest for Future Sanitary Sewer Agreement.
- 4) Driveway Closure Certificate.
- 5) 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.
- 6) Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners’ association prior to recording the plat or shall submit a restrictive covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- 7) For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority

to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- 8) 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.
- 9) Perimeter closure computations shall be submitted with the final plat tracing.
- 10) 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).