

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

**CASE NUMBER:** SUB2025-00026 – PROVINES ADDITION (CITY)

**OWNER/APPLICANT:** Own Real Estate LLC, 6602 W School Cir., Wichita, KS 67212

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

**LOCATION:** Southeast corner of West 9th Street North and North Tyler Road (District V)

**SITE SIZE:** 0.472 acres

**NUMBER OF LOTS**

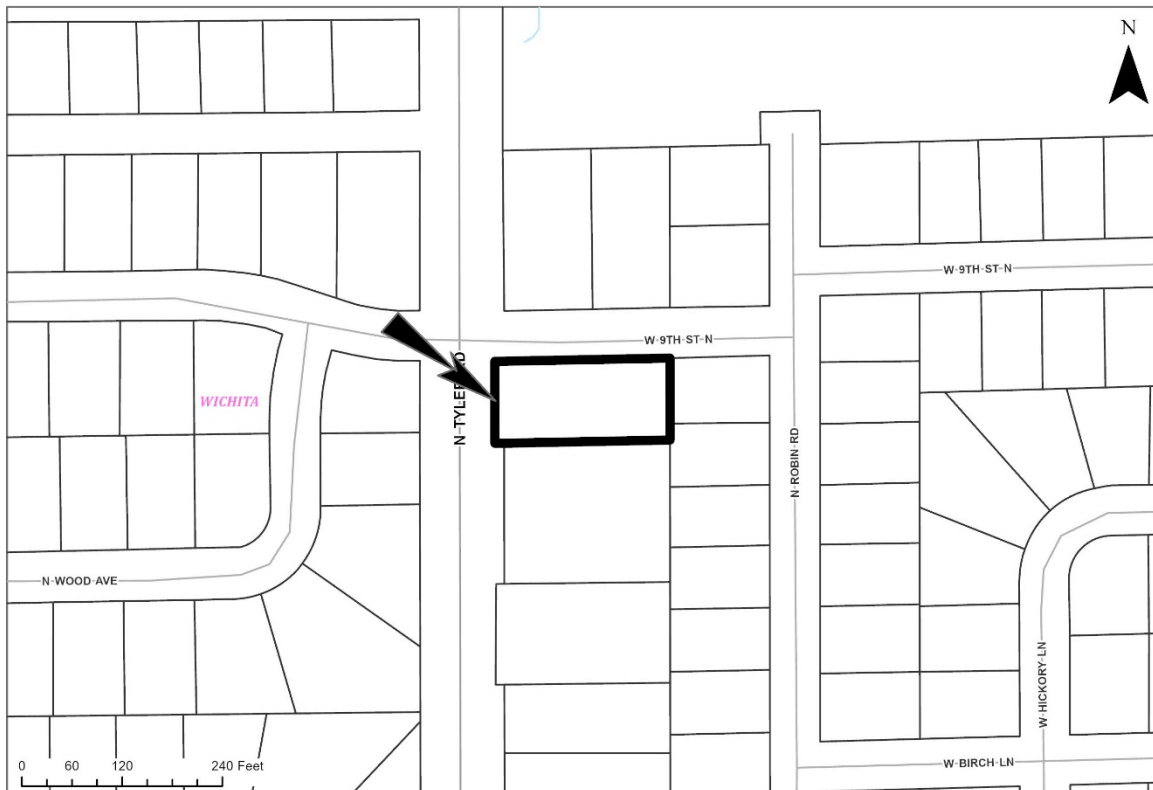
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 0.19 acres

**CURRENT ZONING:** GO – General Office

**PROPOSED ZONING:** GO – General Office

**VICINITY MAP**



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

The applicant has platted a 10-foot side setback along the east line of Lot 2 which represents an adjustment of the Zoning Code standard of 0 feet for the GO-General Office District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

**WAIVERS:** No waivers are requested by the applicant.

**STAFF COMMENTS:**

A. City of Wichita Public Works and Utilities Department

1. Both lots have access to public water and sanitary sewer.
2. As a condition of approval, the existing sanitary sewer line for 996 N Tyler will need to be relocated to the pole portion of Lot 1

B. City Stormwater Management

1. Drainage Plan submitted on 5.20.25 and approved on 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. Approves of the R/W dedication and plat.

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. Plator's text revised to indicate platted into "LOTS, A BLOCK, AND A STREET"
2. Complete Access Controls needed along N. Tyler Road
3. The plator's text shall state, "Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat."
4. Plator's text regarding reserves can be removed since no reserves proposed.

G. County Surveying

1. Advises the plat name needs to be corrected to include "Wichita" on the MAPC portion.

H. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. Eric O'Donnell, Area Design Representative, will be the contact for this plat and any project associated with it. He can be contacted at (316)261-6359. 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) 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](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto: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 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.

SUB2025-00026 – Plat of PROVINCES ADDITION

June 5, 2025

- 7) A PDF of the recorded plat should be sent [jmeinecke@wichita.gov](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).