

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

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

**OWNER/APPLICANT:** Central KS Properties, LLC, 37680 W 15<sup>th</sup> 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**

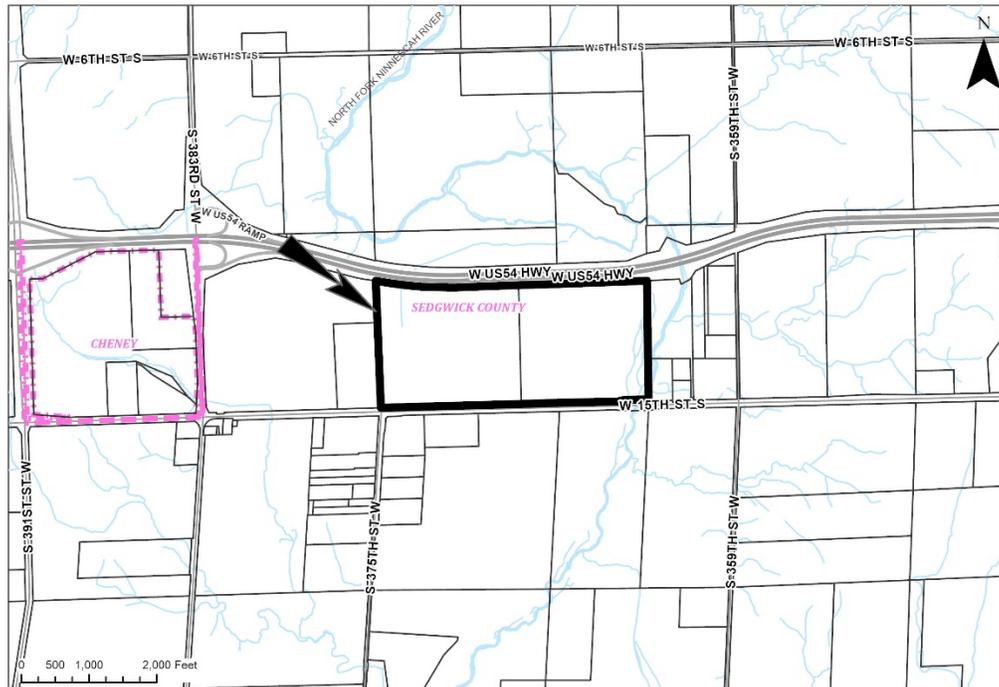
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

**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. City of Cheney comments are attached to this report.

Complete Access Controls are included along West 15<sup>th</sup> Street South with (4) 60' openings. The lots will be accessed via joint access easements off West 15<sup>th</sup> 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. At the time of writing this report, status of drainage plan had not been received. An update will be made at the meeting.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code.
2. Turn-arounds and associated easements on access drives to be included on face of plat.

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](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto: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.

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- 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 to [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)).



P.O. Box 1 131 N. Main • Cheney, KS 67025-0997 (316) 542-3622 Fax (316) 542-0185

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June 3, 2025

Wichita-Sedgwick County Metropolitan Area Planning Department  
Attn: Greg Shearon, Senior Planner

RE: SUB2025-00023 Koes Acres- Review and Comment

Koes Acres was reviewed by staff and was not discussed at the Cheney City Council or Cheney Planning Commission meeting due to the short notice and no meeting being scheduled within the timeframe for comments. The plat is located along the eastern edge of Cheney's Primary Growth Area in Cheney's 2015-2025 Comprehensive Plan.

Water/Sewer Utilities- Currently, the City of Cheney has sanitary sewer and water available ½ mile west of the Plat at 383<sup>rd</sup> and 15<sup>th</sup> St. The city recently conducted a water and sanitary sewer study for the north primary growth area. The parcels for Koes Acres were not included since it is directly adjacent to the east of our primary growth area; however, with the request of the property owner, the city could update the study for feasibility to include this plat for future city utilities. The City of Cheney would also like to express concerns of the growing number of private water wells, not only surrounding our city, but in other unincorporated areas of Sedgwick County and the long-term effects this may have on water resources.

Natural Gas- They City also has a natural gas utility available 3/4 mile west of the Koes Acres, at an island annexed property 38628 W 15<sup>th</sup> St and could extend the gas utility at the request of the owner. Natural gas could be extended without water and sewer utilities.

Public Safety- Sedgwick County Sheriff's Department will be the responding law enforcement agency.

Cheney Fire will be the responding Fire Department and requests the joint access easements be built to Sedgwick County Service Drive Code. Turn-arounds are not indicated on the plat.

Please contact me if you have any questions.

Sincerely,

*Danielle Young*

Danielle Young  
City Administrator