

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00029 – BENMEYER RIDGE ADDITION (County)

OWNER/APPLICANT: Robert J. Meyer Jr, Tyler J. Meyer, & Robert J. Meyer III, 4259 N 247th St W, Andale, KS 67001

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

LOCATION: Southeast corner of West 61st Street North and North 263rd Street West (District 3)

SITE SIZE: 36.60 acres

NUMBER OF LOTS

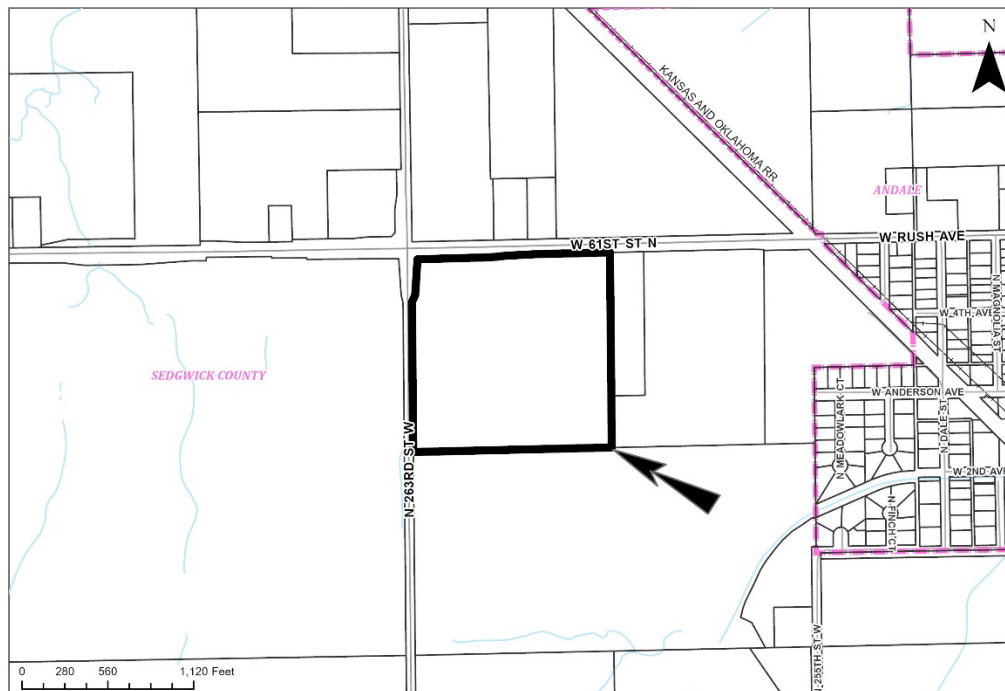
Residential:	6
Office:	
Commercial:	
Industrial:	—
Total:	6

MINIMUM LOT AREA: 3.15 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



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Note: This is a One-Step Final Plat for a 6-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County and within the City of Andale Area of Influence. A copy of the plat has been forwarded to the City of Andale for review and comment

Complete Access Controls are included along North 263rd Street West with (5) openings and along West 61st Street North with (2) openings.

WAIVERS:

1. The applicant requests a MODIFICATION/WAIVER for sewage lagoons. The applicant proposes sewage lagoons. Per Subdivision Regulations Section 7-204(R), the gross area for each lot for proposed sewage lagoons shall not be less than five (5) acres. Lot sizes on Lots 1 and 2 consists of less than required five (5) acres. The minimum acreage for lagoons is (3) acres per MABCD. Approval of this plat will require a waiver of the required lot area for sewage lagoons of the Subdivision Regulations for Lot 1, 2,3, & 4 and 2 Block A.
2. The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1, 2 3 & 4, 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. 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.
2. Soils test pits to be completed before an approval memo is completed.

B. County Stormwater Management

1. At the time of writing this report, status of drainage plan from County Stormwater Management had not been received. Update will be presented at the meeting.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Public Works does not approve of the access controls. Public Works requests shared access openings between Lots, as shown access openings are not consistent with Sedgwick County Access Management Policy.
2. States 400 feet of complete access control shall be provided south of the intersection.
3. Requests that any utility easements be separated from the joint access easements.
4. Approves of the right-of-way dedications.

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E. Planning

1. Benchmark location to be shown on face of plat.

F. County Surveying

1. No comments.

G. Evergy

1. This plat is outside Evergy Territory and there are no transmission in the platted area.

H. Sedgwick County Electric Coop

1. Sedgwick County Electric Coop has reviewed this plat, and we request additional easements for this subdivision, forwarded to the agent. Tim Rosenhagen, Staking Engineer, will be the contact for this plat. He can be contacted at (316) 542-3131. Standard language will apply; Any relocation or removal of existing SCEC equipment will need to be discuss and will be at the applicant's expense. No transmission in 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 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) 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 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).
- 4) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) A PDF of the recorded plat should be sent to 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).