

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

CASE NUMBER: SUB2025-00033 – C3 ADDITION (County)

OWNER/APPLICANT: KWH Investments, LLC, 4208 S. 359th St. W., Cheney, KS, 67025

SURVEYOR/AGENT: Garber Surveying Service, PA, 2908 N. Plum St., Hutchinson, KS 67502

LOCATION: South along West 103rd Street South and a half mile west of South 87th Street West (District 2)

SITE SIZE: 20 acres

NUMBER OF LOTS

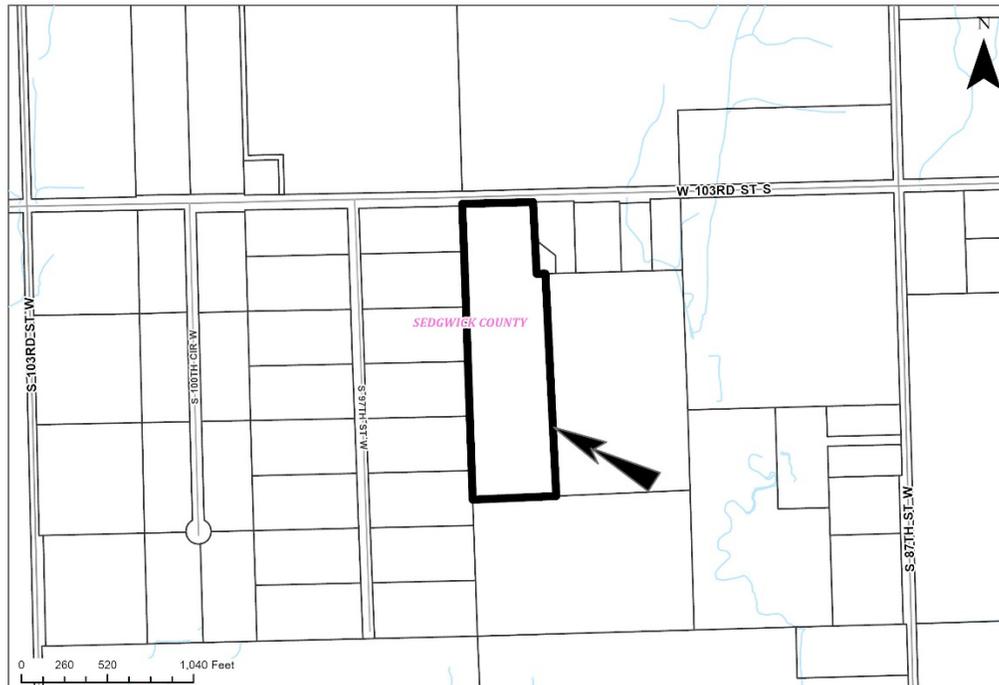
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 2.00 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 8-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. It is designated as “Rural Growth Area” by the Community Investments Plan 2015-2035.

Complete Access Controls are located along West 103rd Street South with (1) opening.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER from the requirement to provide a stub street to unplatted property to the east and south. Subdivision Regulations 7-201(v) states: “When a proposed subdivision is adjacent to unplatted property, the platting of stub streets, to provide future access to the adjacent unplatted tract, shall be provided.” The proposed stub streets are intended to provide “public” access to adjacent property, providing connectivity between neighborhoods and reducing traffic in and out of subdivisions from main roadways. The proposed subdivision indicates Fire Apparatus Access roads to the existing Aksarben Street to the north and to the unplatted property located to the west. The proposed Fire Apparatus Access only provides gated emergency vehicular connection to adjacent property and does not provide the “public” access as stated and intended in the Subdivision Regulations. Therefore, a modification/waiver will be needed for providing future access to adjacent property.

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 work is complete.

B. County Stormwater Management

1. Requests a Floodway Reserve Easement to be shown on the plat with associated platting text.
2. Requests all required drainage improvements to be located within a drainage easement or a reserve.
3. The drainage plan is not approved.
4. Additional clarification is needed on the drainage plan.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code.
2. Requests the cul-de-sac be extended to the southern edge of Lot 5.

D. County Public Works

1. Approves of the access controls along W. 103rd St. S.
2. Requests 75ft of access control to the south of W. 103rd St. S. along the street opening.
3. Requests that the cul-de-sac right-of-way radius be increased to 75ft.
4. If the road is to be public the right-of-way, the width shall be 70ft minimum.
5. A private drive results in land locked properties. Future connectivity shall be guaranteed to the south and east.

E. Planning

1. If the proposed road is to be private, the road will need to be located within a reserve. If public, remove bold line at right-of-way opening.
2. The plat's text shall reference the platting of Reserve for private drive purposes and state Reserve shall provide access to Lots 1, 2, 3, 4 & 5. A restrictive covenant shall be submitted regarding the reserve, which sets forth ownership and maintenance responsibilities of the private drive.
3. Minimum Pad Elevations need to be provided.
4. Plat's text shall state: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision."
5. The plat's text shall state the drainage easements are hereby granted to the public as indicated for drainage purposes.

F. County Surveying

1. No comment

G. Evergy

1. Plat is not served by Evergy Distribution.

H. Sedgwick County Electric Coop

1. Sedgwick County Electric Coop has reviewed this plat and will not need to request additional easements at this time. Tim Rosenhagen, Staking Engineer, will be the contact for this plat and any project associated with it. He can be contacted at (316)542-3131. 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.

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) A Private Drive Construction Certificate is needed stating the private drive meets Sedgwick County fire vehicle access requirements.
- 3) Private Drive Restrictive Covenants.
- 4) Floodway Reserve Restrictive Covenants.
- 5) The access easement shown on the plat shall be established with an access easement by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the

easement should also be addressed by the text of the instrument. A copy of said instrument shall be submitted to MAPD.

- 6) 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.
- 7) Perimeter closure computations shall be submitted with the final plat tracing.
- 8) 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) 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.
- 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 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. 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).