

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

CASE NUMBER: SUB2025-00030 – CEDAR RUST ESTATES (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: North along West 39th Street South and approximately 910 feet west of South 183rd Street West (District 3)

SITE SIZE: 58 acres

NUMBER OF LOTS

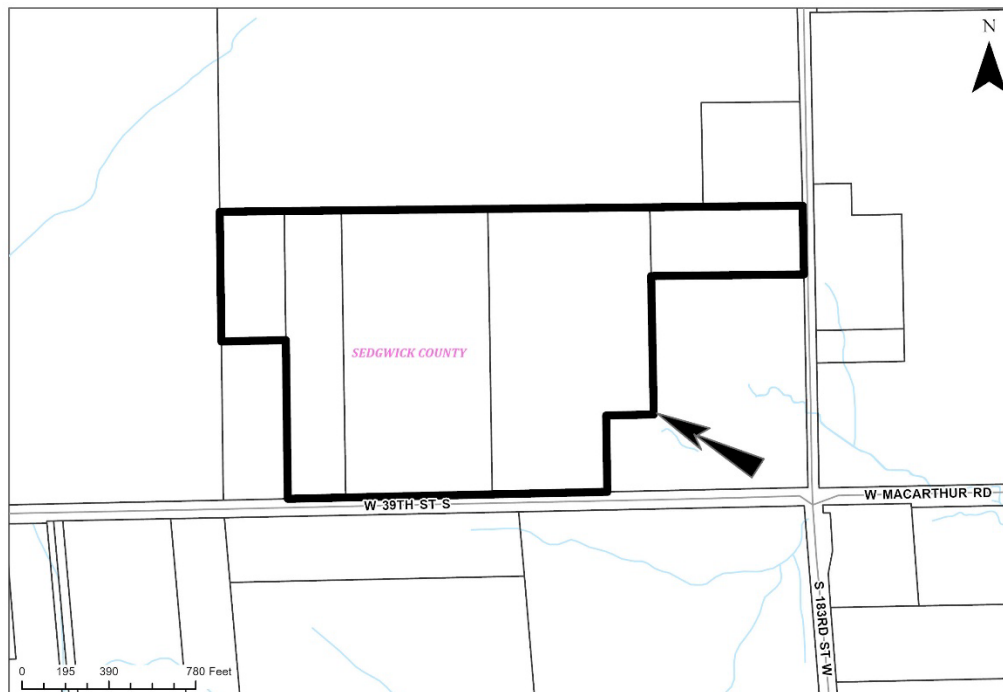
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 2.503 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



SUB2025-00030 – Plat of CEDAR RUST ESTATES ADDITION
JULY 3, 2025

Note: This is a One-Step Final Plat for a 9-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 with (2) openings are located along West 39th Street South and along South 183rd Street West with (1) opening.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 7 and Lot 1, 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. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, Metropolitan Area Building and Construction Department recommends connection. If service is unavailable, a memorandum from Metropolitan Area Building and Construction Department is needed specifying approval of water wells.
2. Approval Memo sent 6/3/2025. Soils work completed.

B. County Stormwater Management

1. Requests that the “Proposed Drainage Reserve Easement” be relabeled as “Floodway Reserve Easement”.
2. Requests that the entirety of the Flood Plain be located within the Floodway Reserve Easement.
3. Requests that the Floodway Reserve Easement be added to the plat’s text.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code.
2. The joint access easements are not allowed to cross terraces.

D. County Public Works

1. 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.
2. The driveway serving Lots 7, 8, and 9 should remain out of the floodway to comply with the Sedgwick County Service Drive Code. Recommends the access opening to Lot 9 being moved north.
3. The area north of the opening of Lot 9 should be noted as complete access control along 183rd St. W.

SUB2025-00030 – Plat of CEDAR RUST ESTATES ADDITION
JULY 3, 2025

4. Access openings along 39th St. S. are approved.
5. Complete access control shall be shown along Lot 1 along 39th St. S.
6. Requests that the utility and drainage easements on Lots 8 and 9 shall not overlap with the access easement.
7. Requests that each access easement identifies which Lots it shall serve, maximum of 3 Lots per easement.

E. Planning

1. Complete Access Controls to be extended/dimensioned to end of south line dimensioned 260.24' and to only included along plat boundary.
2. Add to the face of the plat which lots will have access to each access easement.
3. Plator'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."
4. Minimum Pad Elevations to be referenced in plator's text.

F. County Surveying

1. No comment

G. Evergy

1. Evergy Distribution & Evergy Transmission does not serve.

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) The joint access easements 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.
- 3) Driveway Closure Certificate.
- 4) Floodway Reserve Easement Document.
- 5) 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.
- 6) Perimeter closure computations shall be submitted with the final plat tracing.
- 7) 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).