

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

**CASE NUMBER:** SUB2025-00032 – RED OAK II ADDITION (County)

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

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

**LOCATION:** Southeast corner of East 101st Street North and North 143rd Street East (District 1)

**SITE SIZE:** 56 acres

**NUMBER OF LOTS**

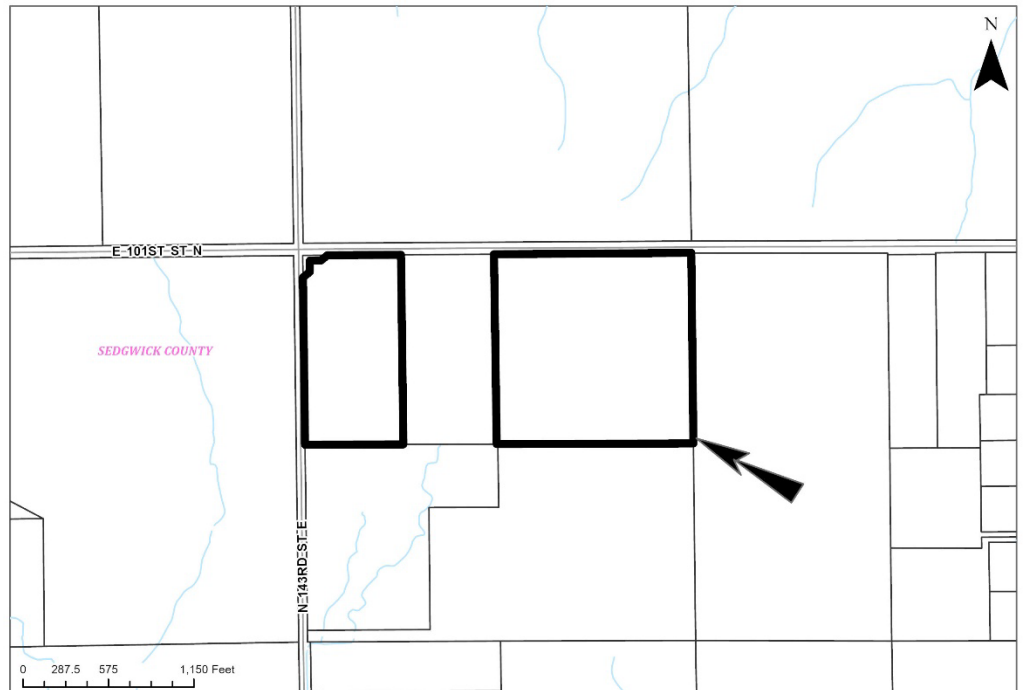
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

**MINIMUM LOT AREA:** 2 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 12-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 North 143<sup>rd</sup> Street East and along East 101<sup>st</sup> Street North with (3) openings. Lots will be accessed via joint access easements.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 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.
- 2) The applicant requests a MODIFICATION/WAIVER for sewage lagoons. The applicant proposes sewage lagoons on some lots. 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 4 Block A consist 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 and 4 Block A.

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 Harvey County Rural Water District No. 1. 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. No approval memo will be issued until soils work is completed.

B. County Stormwater Management

1. States offsite improvements indicated in the drainage plan shall be guaranteed for construction.
2. All required drainage improvements must be located within a drainage easement or floodway reserve easement (both on and offsite).
3. Drainage plan revisions are required.

C. Sedgwick County Fire

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

D. County Public Works

1. Access controls do not meet Sedgwick County’s Access Management Policy requirements.
2. The opening to Lot 2, Block A shall be adjacent to the east property line to serve Lot 2, Block A, and the area not included in the plat.

3. Access openings along 143<sup>rd</sup> St. are approved.
4. The joint access easements shall include access to the unplatted area not included in the plat.
5. Adjacent property owners need to be shown on Preliminary Plat.

E. Planning

1. Names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property and zoning to be shown on preliminary plat.
2. Floodway Reserve Easement Covenant needs to be submitted and Floodway Reserve Easement Covenant language to be included on plat.

F. County Surveying

1. No comment

G. Evergy

1. This plat is not served by Evergy Distribution.

**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 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) Floodway Reserve Easement Covenant.
- 4) 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.
- 5) Perimeter closure computations shall be submitted with the final plat tracing.
- 6) 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) 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.

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- 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](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)).