

**SUBDIVISION COMMITTEE AGENDA
METROPOLITAN AREA PLANNING COMMISSION**

**ITEM NO. 9
July 3, 2025**

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

CASE NUMBER: SUB2025-00035 – SUMMERS ADDITION (County/3-Mile Ring)

OWNER/APPLICANT: Clint & Melanie Summers, 2700 S. 183rd St. W., Goddard, KS 67052

SURVEYOR/AGENT: Logan Mills, 1935 W. Maple St. Wichita, KS 67213

LOCATION: East along South 183rd Street West and within a half mile south of West Pawnee Avenue (District 3)

SITE SIZE: 18.01 acres

NUMBER OF LOTS

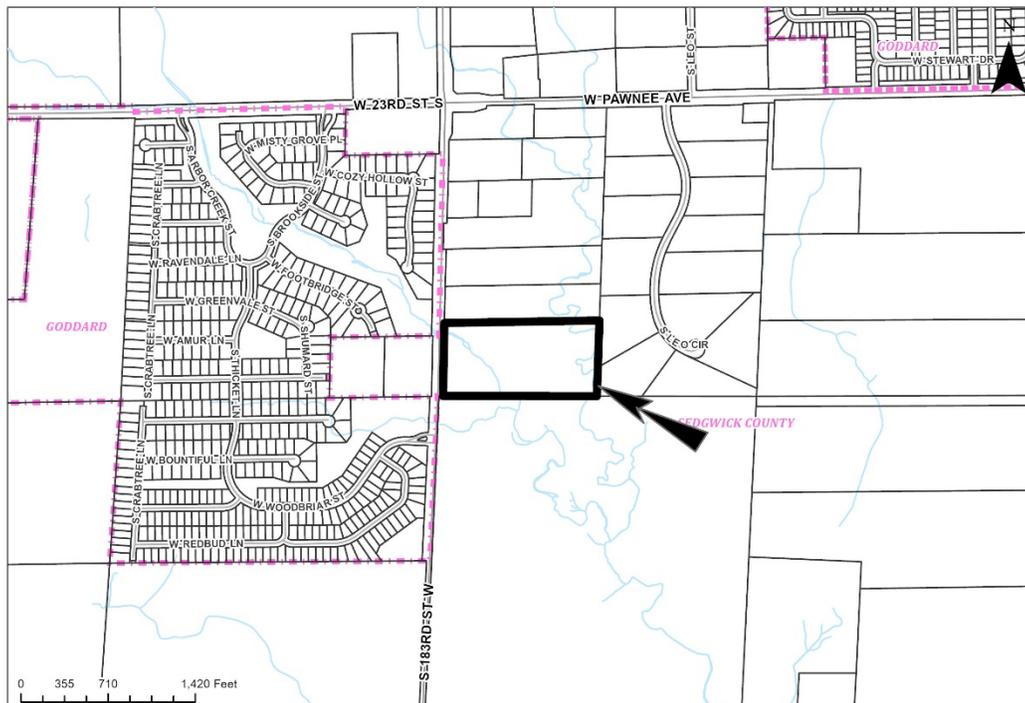
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 18.01 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 2-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3 miles of the City of Wichita. The property is located within the Goddard Area of Influence. The plat has been forwarded to the City of Goddard for comments.

Complete Access Controls within (2) openings along South 183rd Street West.

WAIVERS: There are no waivers requested by the applicant.

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. No approval memo will be issued until soils work is completed.

B. County Stormwater Management

1. Minimum pads shall be added to the final plat.
2. The drainage plan requires revisions for clarification.

C. Sedgwick County Fire

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

D. County Public Works

1. A Block number needs to be added.
2. Access controls are approved.

E. Planning

1. The property is within 3-mile ring. City signature block to be included on face of plat.
2. 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 included on the preliminary plat.
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. The plator's text shall state, "Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat."
5. Minimum Pad Elevation to be included on plat and referenced in plator's text.

F. County Surveying

1. The labels for the floodway reserve easements should be within the floodway reserves.
2. The floodway reserve easements need to be located along the plat boundary.
3. The word “proposed” should be removed from the floodway reserve easements.

G. Traffic Engineering

1. Access Controls and ROW are approved.

H. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. Sammy Whalen, Area Design Representative, will be the contact for this plat and any project associated with it. She can be contacted at 316-261-6334. 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. No transmission in or near the plat.

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) Floodway Reserve Easement Covenant.
- 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 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.

SUB2025-00035 – Plat of SUMMERS ADDITION
JULY 3, 2025

- 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).