

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00037 – VINEYARD TERRACES III ADDITION (COUNTY)

OWNER/APPLICANT: B3 Investments, LLC, 22001 W. 24th Circle N., Andale, KS 67001

SURVEYOR/AGENT: Kaw Valley Engineering Inc., 9139 E. 37th St. N., Wichita, KS 67226

LOCATION: East along North 215th Street West and 1/2 mile north of West 29th Street North (District 3)

SITE SIZE: 29.64 acres

NUMBER OF LOTS

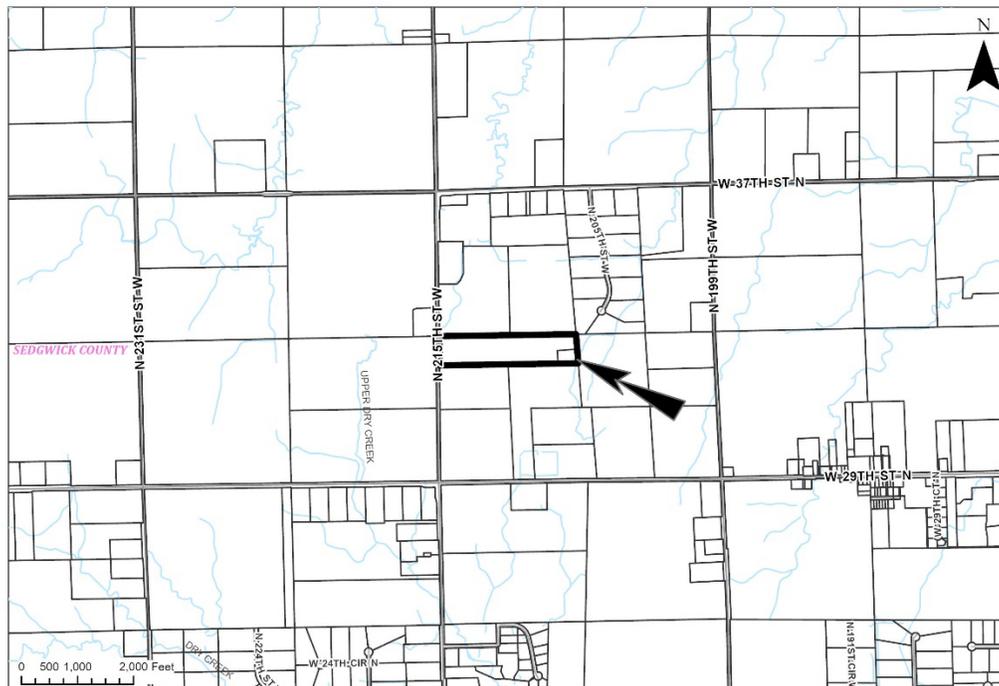
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	<u>20</u>

MINIMUM LOT AREA: 1.00 acre

CURRENT ZONING: SF-20 – Single Family Residential

PROPOSED ZONING: SF-20 – Single Family Residential

VICINITY MAP



SUB2025-00037 – Plat of VINEYARD TERRACES III ADDITION
JULY 17, 2025

Note: This is a One-Step Final Plat for a 20-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 included along North 215th Street West with (1) 70-foot opening. The applicant has platted 35-foot front yard building setbacks on all lots.

The applicant has platted 35-ft front and street side setbacks, which represents an adjustment of the Zoning Code standard of 25-ft front and 10-ft street side setback for the SF-20 District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

WAIVERS:

- 1) The applicant requests a WAIVER/MODIFICATION to allow from the required turnaround at the south end on N. 214th W. Section 7-201(v) of Subdivision Regulations requires a temporary turnaround for street stubs greater than 150 feet. Since the above regulations are based on public safety measures and requirements, a MODIFICATION/WAIVER from this requirement shall only be granted with the approval of Fire Department.

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 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 the Metropolitan Area Building and Construction Department is needed specifying approval of water wells.
2. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval.

B. County Stormwater Management

1. Drainage plan was submitted with plat.

C. Sedgwick County Fire

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

D. County Public Works

1. Requests the temporary cul-de-sacs be positioned to insure a 96 ft. diameter surface area for turn around.
2. States the radius point for all three cul-de-sac’s need clearly located.

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3. Suggests the word “paving” be changed to “surfacing” in the platlor’s text.
4. Requests 75 ft. access control on the western end of 33rd St. adjacent to 215th St.
5. Approves of the right-of-way dedications.
6. Approves of the access controls along 215th St.

E. Planning

1. The platlor’s text shall include language that “No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties”.
2. Platlor’s text to include “The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.”
3. The applicant shall guarantee the surfacing of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street east.

F. County Surveying

1. Will comment at time of final mylar submittal.

G. GIS

1. GIS to approve of street names.

H. Sedgwick County Electric Cooperative

1. Sedgwick County Electric Coop has reviewed this plat, and we request additional easements for this subdivision. See attached map. 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 discussed 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) Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners’ association prior to recording the plat or shall submit a restrictive covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- 3) For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- 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 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).