

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

**CASE NUMBER:** SUB2025-00040 – L3 ADDITION (County)

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

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

**LOCATION:** Southeast corner of West 39th Street South and South 263rd Street West (District 3)

**SITE SIZE:** 17.05 acres

**NUMBER OF LOTS**

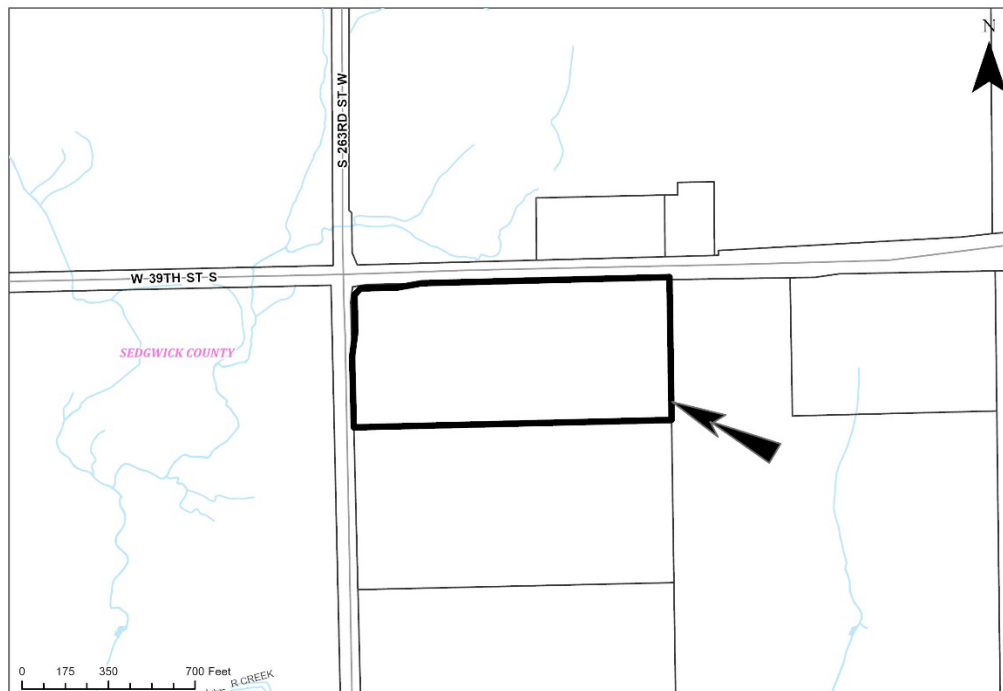
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

**MINIMUM LOT AREA:** 2 acres

**CURRENT ZONING:** RR-Rural Residential

**PROPOSED ZONING:** RR-Rural Residential

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 7-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 shown along West 39th Street South with two (40) foot openings and along South 263rd Street West with one (40) foot opening. Lots will be accessed via joint access easements.

**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. A MABCD Memo has been created.
2. 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 Metropolitan Area Building and Construction Department is needed specifying approval of water wells.

B. County Stormwater Management

1. The drainage plan was submitted and revisions are necessary.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2024 IFC and Amendments.

D. County Public Works

1. States the access opening on 263<sup>rd</sup> is not approved due to an access located to the south that was recently approved and installed.
2. States the western most opening is approved along MacArthur Road.
3. States the eastern most access opening along MacArthur Road is not approved.
4. 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.
5. States the easements on Lots 4, 5, and 6 are not in agreement between the Preliminary Plat, Final Plat, and Drainage Plan.

E. Planning

1. A site benchmark is needed.
2. The street dedication needs to be referenced in the plat's text specifying “the street is hereby dedicated to and for the use of the public”.

SUB2025-00040 – Plat of L3 ADDITION  
AUGUST 7, 2025

3. WEST MACARTHUR ROAD to be revised to WEST 39<sup>TH</sup> STREET WEST (Revised also in plattor's text).
4. 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.

F. County Surveying

1. States the right-of-way needs dimensioned on the Final Plat.
2. States the dimension of 283.91 ft. on the south line of Lot 1 needs removed.
3. States the dimension of 283.58 ft. needs removed on the south line of Lot 2.

G. Evergy

1. Evergy distribution does not serve.
2. Evergy Transmission has reviewed the plat, we have a line directly North of the platted area. It seems from this plat that it does not encroach into our easement area, however, if the scope/scale increases the plat may need to be amended to show the transmission line and its easement at the owner's expense. Tim Nellessen, Engineering tech, will be the contact regarding transmission. He can be reached at (785) 508-2452.

H. SCEC

1. Sedgwick County Electric Co-op 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) Copy Access Easements.
- 3) Driveway Closure Certificate.
- 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) 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).
- 2) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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)).