

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

CASE NUMBER: SUB2025-00041 – WILD OAK ESTATES ADDITION (County)

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

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

LOCATION: West of North 343rd Street West and 2000 feet north of West 21st Street North (District 3)

SITE SIZE: 37.07 acres

NUMBER OF LOTS

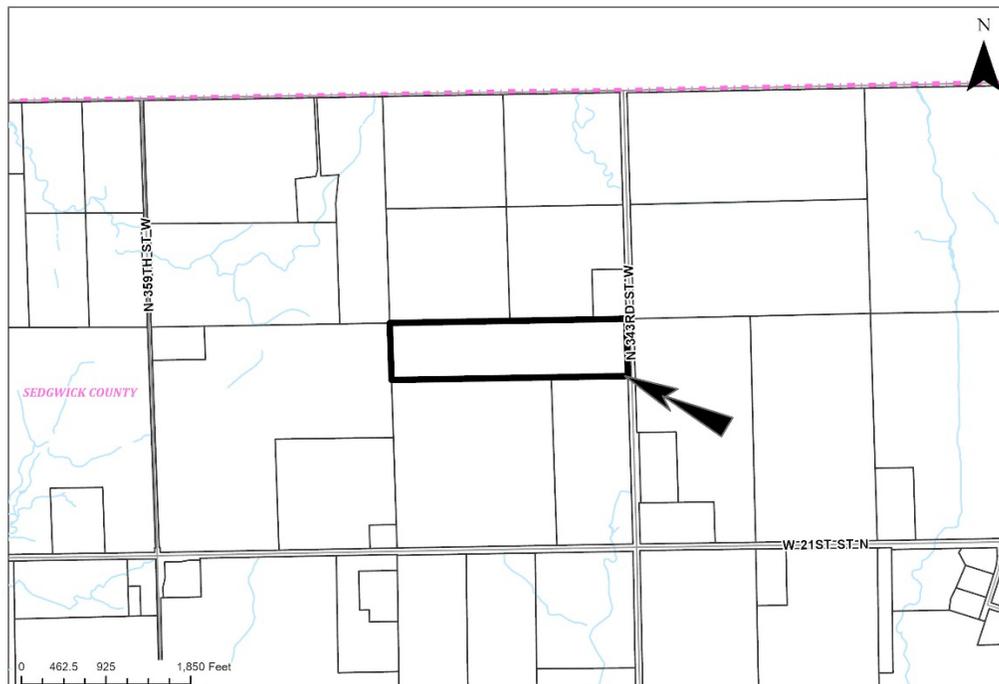
Residential:	3
Office:	
Commercial:	
Industrial:	—
Total:	3

MINIMUM LOT AREA: 10 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 3-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 North 343rd Street West with (1) opening. Lots will be accessed off North 343rd Street West via joint access easements.

WAIVERS: No waivers are 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 Memo has been created.

B. County Stormwater Management

1. The drainage plan was submitted with the plat submittal.

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. 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. States access controls are approved.
3. States right-of-way dedication is approved.

E. Planning

1. Preliminary plat to include existing zoning of plat.
2. 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.”
3. Indicate existing right-of-way line on face of Final Plat drawing.
4. The plator’s text shall include the language “Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended.”
5. Verify Floodway Reserve Easement Boundary with stormwater management.
6. Minimum Pad Elevations to be reference in plator’s text.

F. County Surveying

1. States all monuments used to establish the plat boundary need to be shown.
2. States in the plator’s text NE quarter of Section 10 needs changed to SE quarter of Section 3.

G. SCEC

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) Floodway Reserve Restrictive Covenants.
- 3) Copy of access easements.
- 4) Driveway Closure Certificate.
- 5) 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.
- 6) 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.
- 7) Perimeter closure computations shall be submitted with the final plat tracing.
- 8) 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

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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).