

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

**CASE NUMBER:** SUB2024-00004 – AZMI ADDITION (COUNTY)

**OWNER/APPLICANT:** Raissa Azmi Revocable Family Trust, 4094 N. Edinburg Circle, Wichita, KS 67220

**SURVEYOR/AGENT:** Donald Armstrong, RLS, 1601 E. Harry Street, Wichita, KS 67211  
Logan Mills, PE, PS, 1935 W. Maple, Wichita, KS 67213

**LOCATION:** West along North Hillside Avenue and 825-ft South of East 85th Street North (District 4)

**SITE SIZE:** 14.46 acres

**NUMBER OF LOTS**

Residential:	1
Office:	
Commercial:	
Industrial:	—
Total:	1

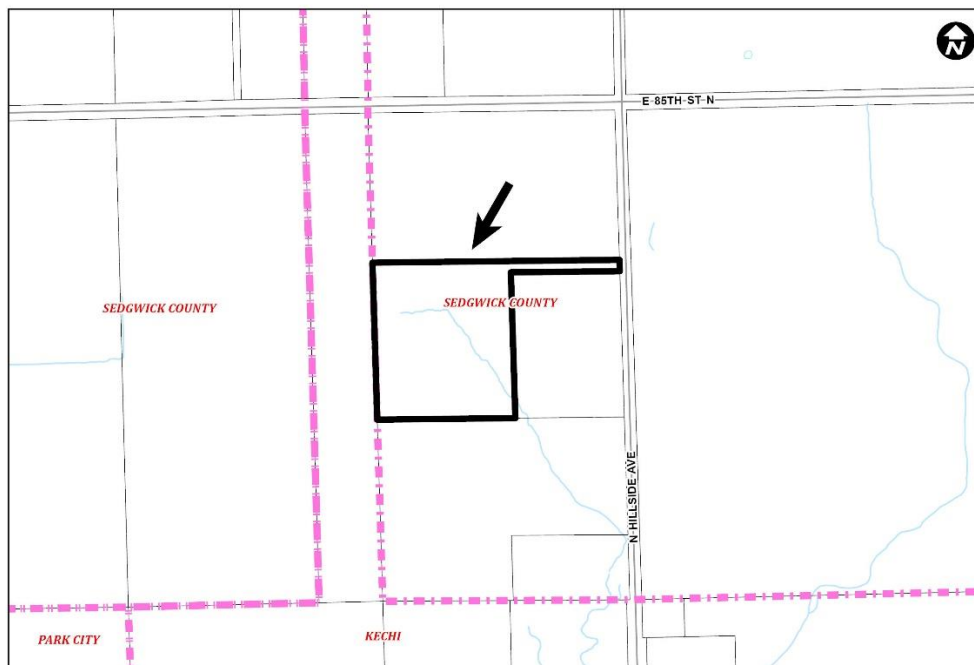
**MINIMUM LOT AREA:** 14.37 acres

**CURRENT ZONING:** RR Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



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Note: This is a One-Step Final Plat for a 1-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.

**WAIVERS:**

- 1) Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1 Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

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. Since sanitary sewer is not available 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. A memorandum shall be obtained specifying approval.
- B. Metropolitan Area Building and Construction Department requires that soils work to be completed before an approval memo is issued.
- C. The site is currently located within the Sedgwick County Rural Water District No. 2. 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.
- D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- E. County Stormwater Management advises the drainage plan needs signed and sealed by a Kansas PE. Once it has been signed/sealed and resubmitted as a pdf, the drainage plan is approved.
- F. County Public Works states the name on the notary for the owner needs corrected.

County Public Works approves of one access opening to Hillside which needs to be indicated on the face of the plat.

County Public Works approves of right-of-way dedication along N. Hillside Avenue.

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- G. Sedgwick County Fire Department advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.
- H. Proposed Lot 1 does not comply with the 200-ft Minimum Lot Width. A front-building setback shall be established and shown on the face of the plat at a point where the required 200-ft width can be established.
- I. Preliminary plat needs to include names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property.
- J. Preliminary plat needs to include existing zoning on and adjacent to the tract.
- K. 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.
- L. 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).
- M. 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 required by Article 8 for fire protection shall be as per the direction and approval of the Fire Code Official.).
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.
- Q. 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.

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- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Evergy will need to request additional easement, (forwarded to agent). Steven Chronister, Design Representative for this area, will be the contact for this plat and can be contacted (316)261-6320. Any relocation or removal of existing service due to this plat will need to be discussed and will be at the applicant's expense.
- U. A PDF of the recorded plat should be sent to [kwilson@wichita.gov](mailto:kwilson@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)).