

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB2023-00014 – PRAIRIE HILL VINEYARD REPLAT ADDITION

OWNER/APPLICANT: Prairie Hill Vineyard LLC, 21421 West 37th Street North, Colwich, KS 67030; Daniel G. Stockemer, 21421 West 37th Street North, Colwich, KS 67030

SURVEYOR/AGENT: Garber Surveying Service, Attn: Daniel Garber, 2908 North Plum Street, Hutchinson, KS 67502

LOCATION: Southeast corner of West 37th Street North and North 215th Street West (County District 3)

SITE SIZE: 18.43 acres

NUMBER OF LOTS

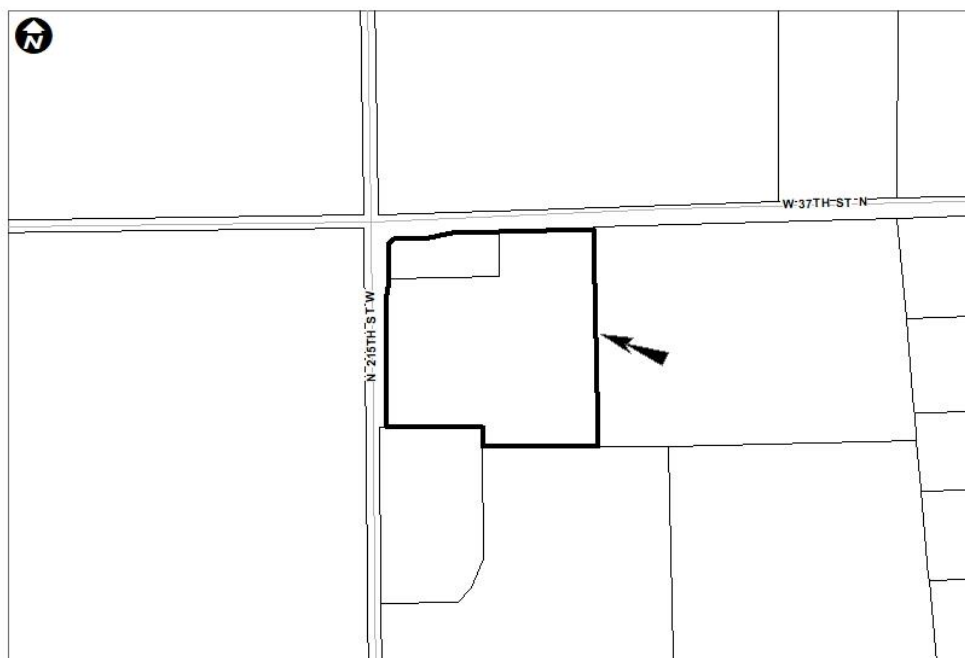
Residential:	2
Office:	
Commercial:	
Industrial:	—
Total:	2

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This site is located in the County in an area designated as “Rural Growth Area” by the Community Investments Plan 2015-2035. This is a replat of the Prairie Hill Vineyard Addition which includes revised access controls along 215th Street and an additional lot.

The Subdivision Committee may recommend a modification 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 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 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.

MABCD advises all existing wastewater systems and water wells will need to be inspected.

B. 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.

C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

D. County Stormwater advises the applicant needs to submit a drainage concept for review.

The floodway reserve should be referenced on the final plat.

E. The plat denotes one opening and one emergency access opening along 215th Street and three openings along 37th Street. County Public Works requests locations of access openings be dimensioned within access control along 215th Street. The “emergency access point” shall be gated within a Fire Apparatus Access Road (FAAR). All entrance appurtenances shall be removed from the right-of-way.

F. 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.

G. The ingress-egress easement shall be established 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.

H. 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.

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- I. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.
- J. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- K. The 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. On the final plat, the standard language needs included in the surveyor's certificate regarding vacation statutes and should reference "K.S.A. 12-512b, as amended".
- 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 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. 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.
- T. Sedgwick County Electric Coop will need to request additional easements. Tim Rosenhagen, Staking Engineer, will be the contact for this plat and can be contacted at (316) 542-3131. Any relocation or removal of existing service due to this plat will be at the applicant's expense.

A revised preliminary plat has denoted the requested easements.

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U. A compact disk (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. Please include the name of the plat on the disk. If a disk is not provided, please send the information via e-mail to Kathy Wilson (e-mail address: kwilson@wichita.gov).