

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/20/23)

CASE NUMBER: SUB2023-00016 – GRASS VALLEY ESTATES ADDITION (County)

OWNER/APPLICANT: Elmer N. Evelyn LLC, Attn: Thomas Baalmann, Jr., 1246 North Forestview Court, Wichita, KS 67235-7036

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: East side of South 295th Street West, one-quarter mile north of West 39th Street South (County District 3)

SITE SIZE: 81.05 acres

NUMBER OF LOTS

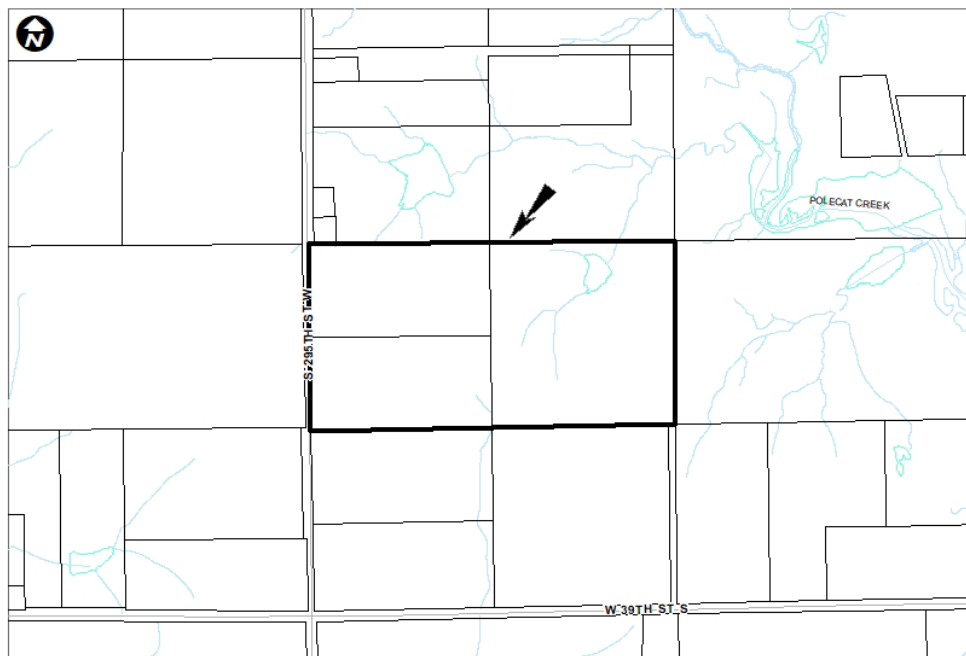
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|--------------|-----------|
| Residential: | 27 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>27</u> |

MINIMUM LOT AREA: 2 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This unplatted site is located in the County in an area designated as “Rural Growth Area” by the Community Investments Plan 2015-2035.

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. (Item H)

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 has issued an approval memo.

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 approves of the drainage plan.

As stated in the Drainage Reserve Note, Lots 6 and 8 each have an adjoining drainage reserve which is owned and maintained by the adjoining property owner. A restrictive covenant shall be provided that ties the lots together with the numbered drainage reserves. An access easement will be granted to the governing body for the purposes of inspecting or maintaining the drainage reserves.

E. The plat denotes two street openings along 295th Street and complete access control along the remaining street frontage. Complete access control has been platted along the west 75 feet of both Shasta Lane and Sierra Ridge Street. County Public Works has approved access control.

F. In addition to the stub street connection to the north, County Public Works requests stub street connection to the unplatted parcel to the south per Subdivision Regulations.

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”.

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. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lot 8, Block A. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

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The Subdivision Committee recommends a MODIFICATION/WAIVER of the design criteria in Article 7 of the Subdivision Regulations as 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.

- I. GIS requests the applicant change SIERRA RIDGE CT to SIERRA RIDGE CIR.
 - J. 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.
 - K. The applicant shall guarantee the installation of the proposed streets.
 - L. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- The plat shall renumber Lots 5-17, Block A as Lots 1-13, Block C.
- M. 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.
 - N. 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.)
 - O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
 - P. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4510) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
 - Q. 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.
 - 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.
 - U. Perimeter closure computations shall be submitted with the final plat tracing.

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V. 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.

W. Sedgwick County Electric Coop will not need to request additional easements at this time. Tim Rosenhagen, Staking Engineer, will be the contact for this plat and can be reached at (316) 542-3131.

Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.

X. A PDF of the recorded plat should be sent to kwilson@wichita.gov and abias@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).