

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

CASE NUMBER: SUB2024-00053 – JANTZ ADDITION (COUNTY/3-MILE RING)

OWNER/APPLICANT: Jantz Properties, LLC, 1317 N. Cardington Street, Wichita, KS 67212

SURVEYOR/AGENT: Baughman Company, P.A., 315 S. Ellis Street, Wichita, KS 67211

LOCATION: West along North 63rd Street East and within a half mile south of East 69th Street North (District 1)

SITE SIZE: 20.74 acres

NUMBER OF LOTS

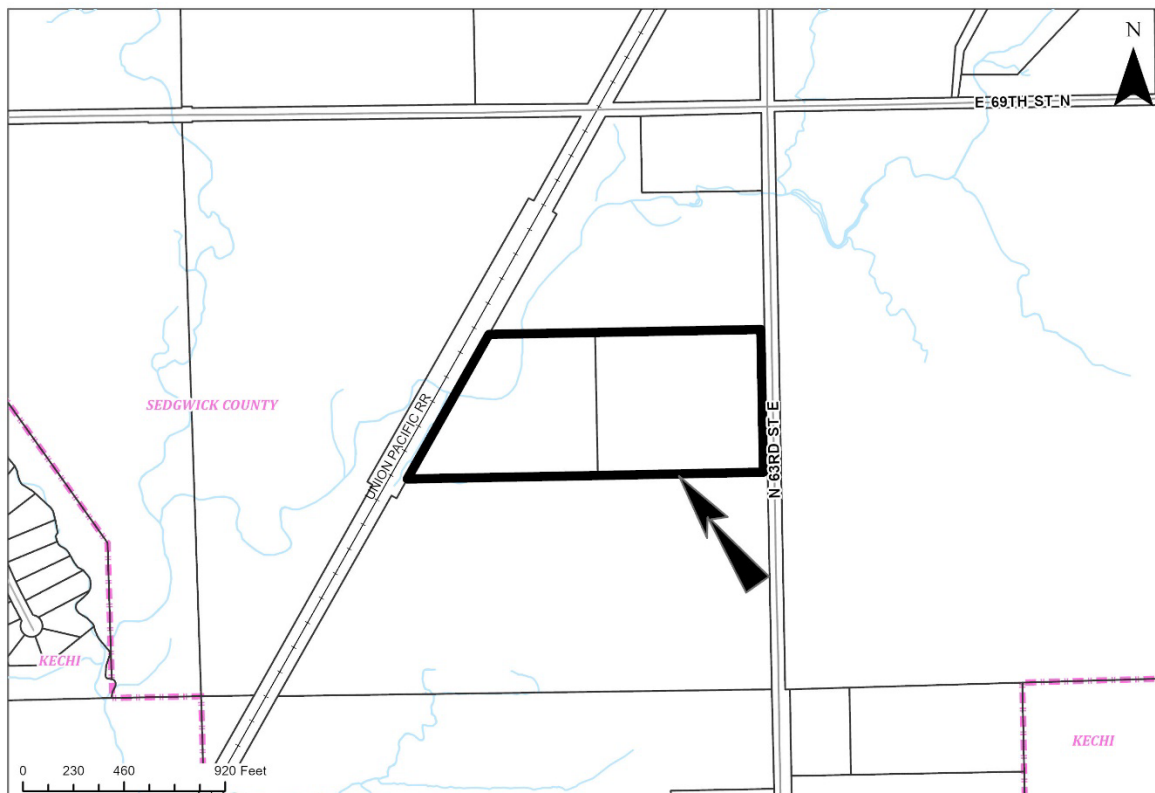
Mixed-Use:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 9.87 acres

CURRENT ZONING: PUD – Planned Unit Development

PROPOSED ZONING: PUD – Planned Unit Development

VICINITY MAP



SUB2024-00053 – Plat of JANTZ ADDITION
November 14, 2024

Note: This is a One-Step Final Plat for a 2-Lot Mixed-Use Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3-miles of the City of Wichita. It is located within the Kechi Urban Area of Influence. The City of Kechi has been notified.

The Subdivision is associated with PUD2024-00010/PUD-129, a zone change from RR Rural Residential to PUD Planned Unit Development to permit a mix of residential and commercial uses including Construction Sales and Service, Bed and Breakfast, and Event Center.

Complete Access Controls are indicated along North 63rd Street East with (2) 40-foot openings.

A 25-ft building setback is platted along North 63rd Street East. All setbacks are per the Heartstone Planned Unit Development (PUD-#129).

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1, Block A. Subdivision Regulations Section 7-204(D) states 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. Metropolitan Area Building and Construction Department

1. Existing wastewater system needs inspected and any water wells need inspected before approval memo.

B. County Stormwater Management

1. Requests a subdivision drainage plan to review

C. Sedgwick County Fire

1. Advises that the plat will need to comply with the 2018 International Fire Code, Appendix D.- Fire Apparatus Access Roads.

D. County Public Works

1. Advises one access point should be shared between both properties.
2. Approves of the right-of-way dedications.
3. Recommends the Fema floodplain note be revised to “FEMA floodplain boundaries are per the preliminary FEMA FIRM...”.
4. Advises that Land is misspelled in the plattor’s text in the fourth line from the bottom.
5. Notes that per the subdivision regulations “flag lot configurations are generally discouraged except for the purpose of securing or enhancing solar access on individual building sites or to deal with unique situations of topography or ownership”.
6. The projected traffic volumes along 63rd St East is expected to exceed the 200 vehicle per day threshold requiring paving of the arterial street. The plat is within a urban growth area and is eligible to pay a \$950 per acre fee.

E. Planning

1. Setback for Lot 1 shall be consistent with the PUD plan.

F. County Surveying

1. Bench Mark #2 location description needs corrected

G. Evergy

1. Evergy has reviewed this plat and will need to request 2-10' additional easements to cover the existing lines on this plat or the applicant can discuss removal or relocation at their expense. Steven Chronister, Area Design Representative, will be the contact for this plat and any project associated with it. He can be contacted at (785)508-2682. 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. There is a transmission line located to the north of the platted area, it is not in conflict.

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) A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.
- 3) Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a restrictive covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- 4) For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- 5) 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.
- 6) Perimeter closure computations shall be submitted with the final plat tracing.
- 7) 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) 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) 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.

- 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 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 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).