

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

CASE NUMBER: SUB2024-00055 – YOUNG MOON ADDITION (County/3-Mile Ring)

OWNER/APPLICANT: RACS Holding, LLC, 1033E 21st St. N, Ste. 303, Wichita, KS 67206

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

LOCATION: East along North 127 Street East and one-half mile south of East 29th Street North (District 1)

SITE SIZE: 5.28 acres

NUMBER OF LOTS

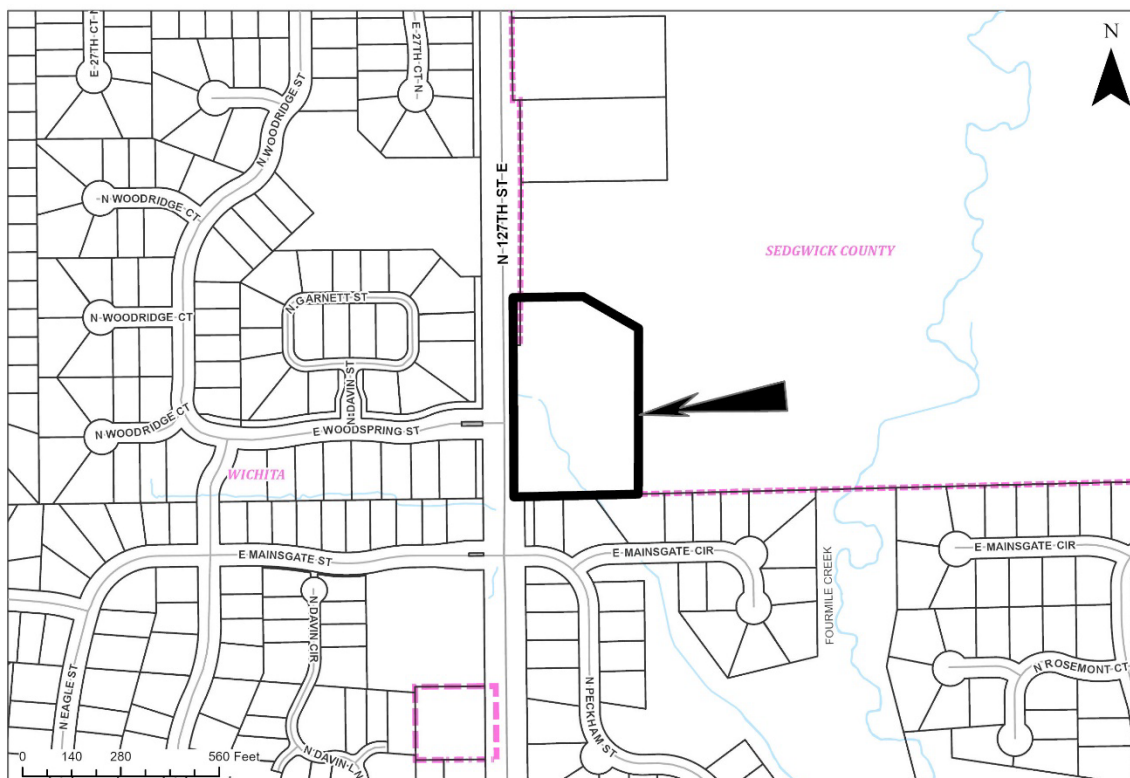
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.50 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a One-Step Final Plat for a 1-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3-miles of the City of Wichita.

Complete Access Controls provided along North 127th Street East with (1) 50-ft opening.

WAIVERS: No waivers requested by the applicant.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. The site is currently located within the Butler County Rural Water District No. 5. 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.

B. City of Wichita Public Works and Utilities Department

1. Advises that this plat is located within Butler County Rural Water District (RWD) #5 and if the applicant wants/needs City of Wichita water than the applicant needs to provide a right to serve from RWD#5. A special fee/surcharge may be applied to water service/bills.
2. Water transmission (acquisition) and water distribution fees are owed if connecting to City of Wichita water.
3. Sanitary sewer main (acquisition) and sanitary sewer lateral fees are owed if connecting to the City of Wichita sanitary sewer.
4. If the applicant is to be served by the City of Wichita water & sewer and does not request annexation, an Outside-the-City Water Agreement & an Outside-the-City Sewer Agreement is needed.
5. Requests a No Protest Agreement for future extension of sanitary sewer.

C. County Stormwater Management

1. Approves of the drainage plan.

D. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.

E. City of Wichita Fire

1. City Fire Department requests verification of proper hydrant location and protection will be based on the type/size of the building/residential structures and following specifications for fire apparatus access roads.

F. County Public Works

1. No Comment.

G. City Traffic Engineering

1. A driveway closure certificate will be required for the drive in the SW corner of the plat.
2. ROW, Access Controls and Openings are approved.

H. Planning

1. No Comment.

I. County Surveying

1. No Comment.

J. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time, LaDonna Vanderford, Area Design Representative, will be the contact for this plat and any project associated with it. She can be contacted at (316)261-6290. 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. No transmission in or near the plat.

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) RWD Right to Serve, if applicable.
- 3) Outside-the-City Water Agreement & an Outside-the-City Sewer Agreement, if applicable.
- 4) No Protest Agreement for future extension of sanitary sewer.
- 5) Driveway Closure Certificate
- 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) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 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 the control of soil and wind erosion and the protection of wetlands may impact how this site can be

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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).