

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

CASE NUMBER: SUB2024-00056 – SCHEER ESTATES (County)

OWNER/APPLICANT: Alan M. & Rachelle E. Scheer, 38323 W 23rd Street S, Cheney, KS 67205

SURVEYOR/AGENT: BHC, 165 S. Rock Island Ave., Suite 150, Wichita, KS 67202

LOCATION: Southeast corner of West 23rd Street South and South 383rd Street West (District 3)

SITE SIZE: 7.9 acres

NUMBER OF LOTS

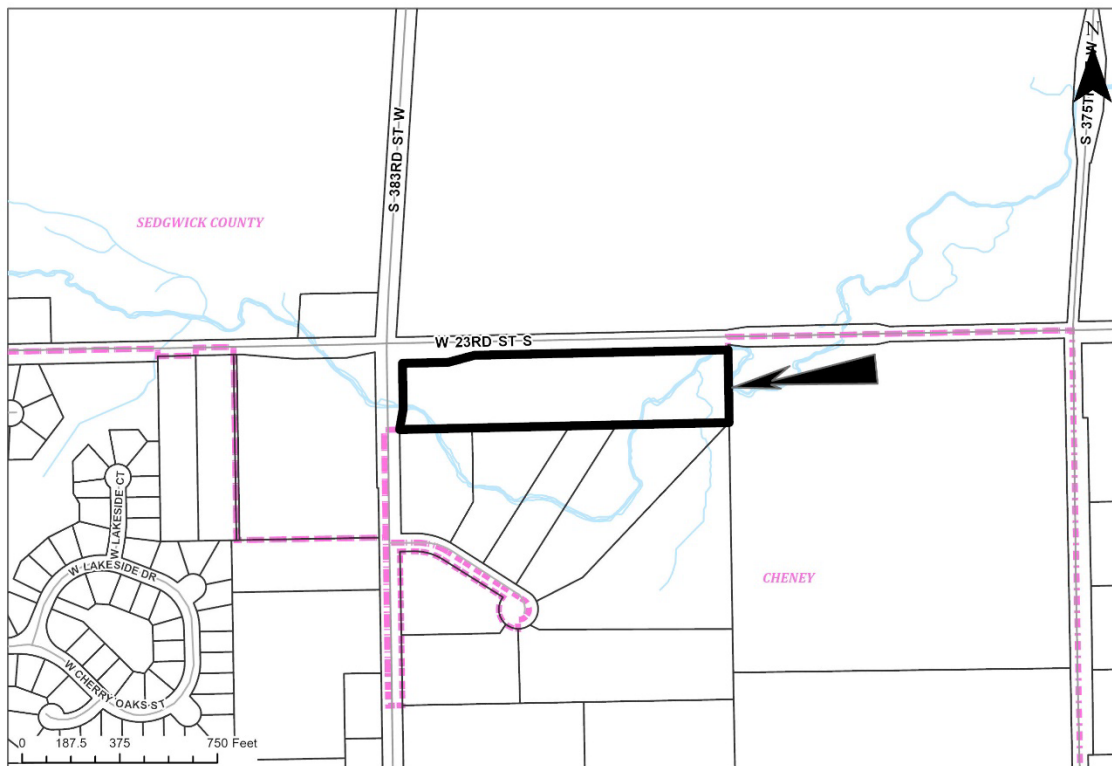
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2,3 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a One-Step Final Plat for a 2-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. It is located within the City of Cheney Urban Area of Influence. Notification has been sent to the City of Cheney for comments.

Access Controls with no openings are provided along South 383rd Street West. Access Controls except for (1) opening per lot is shown along West 23rd Street South.

The applicant has platted 35-ft setbacks along right-of-ways, which represents an adjustment of the Zoning Code standard of 30-ft (front) and 20-ft (interior street side) setbacks for the RR Rural Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. If City of Cheney sanitary and water is not feasible or 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 and water wells.

B. County Stormwater Management

1. Requests drainage plan revisions.

C. 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.

D. County Public Works

1. States the existing driveway for Lot 1 is in an area of proposed complete access control. The driveway will need to be closed if this remains. Lot 1 shall only have one access point not two.
2. Advises complete access control along the north line of Reserve B needs to be shown.
3. The location of the access opening for Lot 2 shall be depicted on the face of the plat and shall be no closer than 200ft to the west property line.
4. Requests 60ft of platted right-of-way along 23rd St at a minimum, where the 50ft is shown.
5. States the Minimum Building Pad is not shown on the face of the plat as referenced in the plattor's text.
6. States that there is a discrepancy in the wording on the plat for the Reserves versus the text for "Floodway Reserves".

E. Planning

1. In accordance with the Urban Fringe Development standards, since this plat is located within the Cheney 2035 Growth Area, the subdivider shall contact the City of Cheney to determine the feasibility of connecting the proposed subdivision to city facilities. If feasible, then the subdivision shall be connected to the city's sewer and/or water system in accordance with

- that city's standards.
2. Platter's text shall state: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision."
 3. Lowest Building Pad Elevations missing on face of final plat and reference in plattor's text.
 4. The plattor's text shall state, "Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns."
 5. Street labels to be revised "West 23rd Street South" and "South 383rd Street West".
 6. "Scott A. Wadle" needed under MAPC Signature.
 7. "Brian Frye" to be revised to "Brian K. Frye:
 8. Ryan Batty to be revised to "Ryan Baty, Fourth District"

F. County Surveying

1. In the surveyors certificate "Sheer Estates" needs to be revised to "Scheer Estates".
2. Show all monuments used to establish the plat boundary.
3. Add dimensions along the north and west section lines.
4. Add bearings along the east and south lines of the plat.
5. "Brian Frye" needs to be revised to "Bryan K. Frye".
6. "Ryan Baty" needs to be revised to "Ryan Baty, Fourth District".
7. "Tricia L. Robello, L.S." needs to be revised to "Tricia L. Robello, P.S.".
8. "Kelly Arnold" needs to be revised to "Kelly B. Arnold".
9. "Sheer Estates" in title block on Sheet 1 of 2 needs to be revised to "Scheer Estates".
10. "Alan Scheer" needs to be revised to "Alan M. Scheer".
11. "Rachelle Scheer" needs to be revised to "Rachelle E. Scheer".

G. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time, Nick Hensley, Area Design Representative, will be the contact for this plat and any project associated with it. She can be contacted at (316)261-6320. 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) 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.
- 3) For those reserves being platted for drainage/floodway 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.
- 4) 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.

SUB2024-00056 – Plat of SCHEER ESTATES
November 14, 2024

- 5) Perimeter closure computations shall be submitted with the final plat tracing.
- 6) 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) 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 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.).
- 4) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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).