

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

CASE NUMBER: SUB2024-00047 – SOUTH FORK AIRPARK (County)

OWNER/APPLICANT: Clint & Stacy DeVore, 2377 SE 170th Avenue, Cheney, KS 67205
Jeffery & Kathy Grace, 4400 S. 391st Street W, Cheney, KS 67205

SURVEYOR/AGENT: Garber Surveying Service, PA, 2908 N. Plum Street, Hutchinson, KS 67502

LOCATION: Southeast corner of West 39th Street South and South 391st Street West (District 3)

SITE SIZE: 79.213 acres

NUMBER OF LOTS

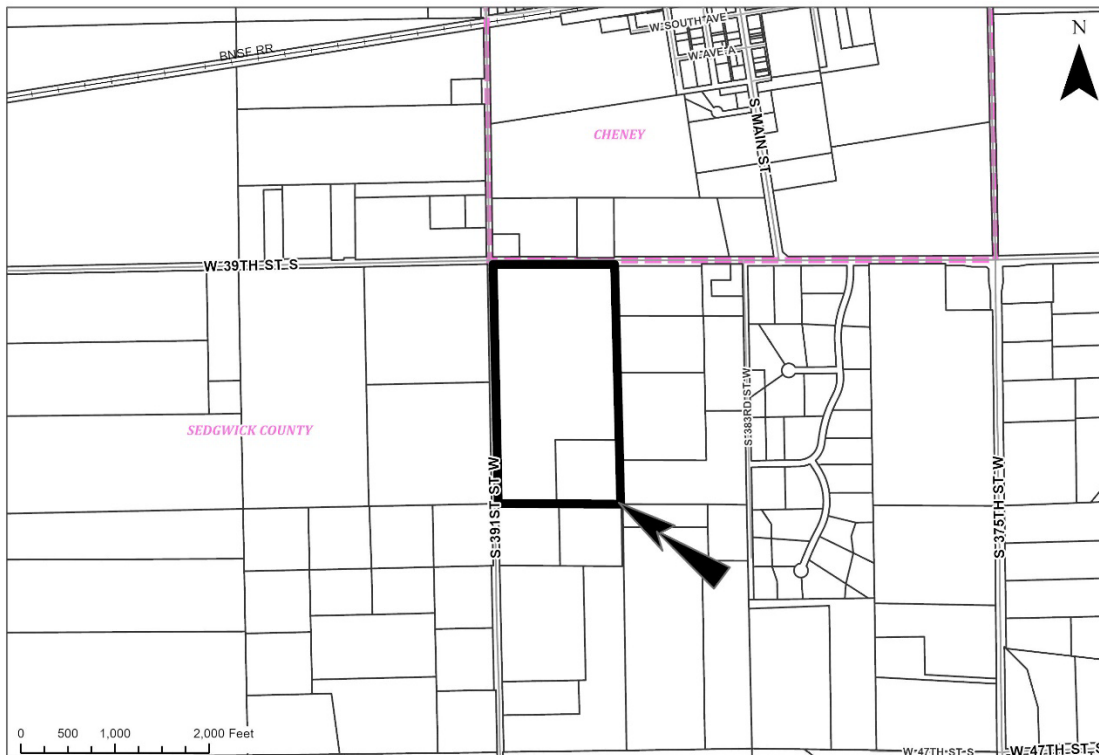
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 6.963 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a One-Step Final Plat for a 9-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. This plat is located within the Cheney Area of Influence. Comments from the City of Cheney have been attached to this report.

Complete Access Controls are indicated along South 391st Street West and West 39th Street South with (3) 40-foot openings along South 391st Street West and (2) 40-foot openings along West 39th Street South.

Joint access easements off South 391st Street West are proposed between Lots 7 & 8 and between Lots 6 & 5. Lot 4 will be access via a joint access easement off South 391st Street West. Lots 1, 2, & 3 are proposed to be access off West 39th St South via a joint access easement.

There is a runway easement that runs between the lots. It is staff's understanding that this will be a private aircraft landing strip for aircraft owners within this subdivision. A Conditional Use will need to be obtained for the private airstrip use.

WAIVERS: No waivers 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. MABCD Memo has been approved for this plat.

B. County Stormwater Management

1. A drainage plan has been submitted and comments have been forwarded to agent.

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. Requests that if utility easements need to be included, they do not coincide with joint access.
2. Approves of access controls as shown.
3. Approves of right-of-way dedications as shown.
4. Advises the applicant shall guarantee the closure of any existing driveway openings located in areas of complete access control. A Driveway Closure Certificate in lieu of a guarantee may be provided.

E. Planning

1. In accordance with the Urban Fringe Development standards, since this plat is located within the Cheney 2035 Urban 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. The final plat shall state that "A master drainage plan has been developed for this plat. All

- drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.”
3. Pipeline Easement to be indicated on face of plat. 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.
 4. The applicant’s agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, (50-ft easement per Blackhills comments), it shall be indicated on the face of the plat.
 5. Remove Mayor and City Clerk signature from signature block.
 6. Davis Dennis, Third District to be revised to Ryan Baty, Fourth District– Chairman
 7. Robert Dool to be revised to Bryan K. Frye.
 8. Conditional Use will need to be obtained for the private airstrip use.

F. County Surveying

1. States the City of Wichita references need to be removed from the signature block.
2. States the Sedgwick County Chairman needs to be changed to Ryan Baty, Fourth District.
3. Utility easements need to be included; and to show the Black Hills/Kansas Gas Pipeline Easement on the final plat with a defined width and location.

G. Evergy

1. Evergy has reviewed this plat and will need to request additional easements, forwarded to agent. Suggestion streetlight locations are not marked as this is a County plat. Heide Bryan is the area Subdivision Representative and will be the contact for this project and plat. She can be reached at (316)261-6354. **Any relocation or removal of existing Evergy equipment due to this plat would need to be discussed and would be at the applicant’s expense.** No Transmission in or near the area of the plat.

H. Blackhills Energy

1. BHE would like to confirm that no structures can be built within 25-ft on either side of the center of our pipeline running through the development. BHE sees that being a potential concern for lots 2 and .

ITEMS NEEDED ALONG WITH MYLAR:

- 1) The joint access easements shown on the plat shall be established with an access easement 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. A copy of said instrument shall be submitted to MAPD.
- 2) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

- 3) 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.
- 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.
- 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) 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) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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).



P.O. Box 1 • 131 N. Main • Cheney, KS 67025-0997 • (316) 542-3622 • Fax (316) 542-0185

October 23, 2024

Wichita-Sedgwick County metropolitan Area Planning Department

Attn: Greg Shearon, Senior Planner

RE: SUB2024-00047 South Fork Landing Plat- Review and Comment

MAPD failed to notify the City of Cheney regarding the South Fork Landing Plat adjacent to our city limits and within our Cheney Urban Area of Influence; therefore, there was not time to discuss this plat at a formally scheduled City Council or Planning Commission meeting.

Water- We ask that MAPD discuss the considerations that were also reviewed for the Ninnescah Estates plat that is located east of the South Fork Landing location. There was discussion during the approval of Ninnescah Estates regarding the installation of water wells because of a plume of carbon tetrachloride $\frac{1}{2}$ mile north of the development that contaminated the area around Farmer's Coop many years ago. The City and USD 268 ran into opposition from surrounding landowners south of 39th St for a water well to install an irrigation well for sprinklers at a baseball field as they believed the irrigation well could pull the carbon tetrachloride plume towards their drinking water. Monitoring wells were installed around the irrigation well at 383rd and 39th. It is possible the development could receive opposition from surrounding homeowners when permits for water wells are requested. The City of Cheney has water available at 39th St and 383rd Street and could possibly extend City Water into South Fork Landing with the request of the property owner. The extension of the water utility would be paid for through special assessments and a consent to annexation may be required.

Public Safety- The Cheney Police Department will not provide coverage to the addition, since it is not within our city's jurisdiction.

Cheney Fire will be the responding Fire Department. The nearest Fire Hydrant is located inside the city limits on South Main Street and over 1000 feet away from the closest structure in the South Fork Landing development. Fire hydrants could be added to the development with the extension of Cheney Municipal Water, which could decrease the development's ISO rating and provide homeowners with lower property insurance premiums.

Road Access- The Joint Access Easement will need to be maintained and built for Emergency Vehicles to access and meet Sedgwick County Service Drive Code.

The Sedgwick County Board of County Commissioners is set to approve the annexation of the Right-of-way for 39th Street on October 23rd; therefore, 39th St and the right-of-way along the south side of 39th St S will be within the city limits. The 55-mph speed limit may be reviewed in the future due to increased traffic and additional vehicles turning south off 39th St next to another existing joint access easement.

Airstrip- The City is asking for additional information on how the runway access and flight paths limit any development around South Fork Landing, specifically how future and existing development north of 39th St, within the city limits would be limited and type of aircraft that will utilize the runway. We request

information be provided from the FAA and other authorities that shows any building limitations that would affect future growth in the City for review and discuss with MAPD before the plat is approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Danielle Young". The signature is written in a cursive, flowing style.

Danielle Young
City Administrator