

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB2024-00061 – BARNHART LAKE ADDITION (County)

**OWNER/APPLICANT:** Christopher W. Barnhart, 10401 N. Woodlawn Blvd., Valley Center, KS 67147

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

**LOCATION:** Northwest corner of East 101<sup>st</sup> Street North and North 63rd Street East (District 4)

**SITE SIZE:** 90.76 acres

**NUMBER OF LOTS**

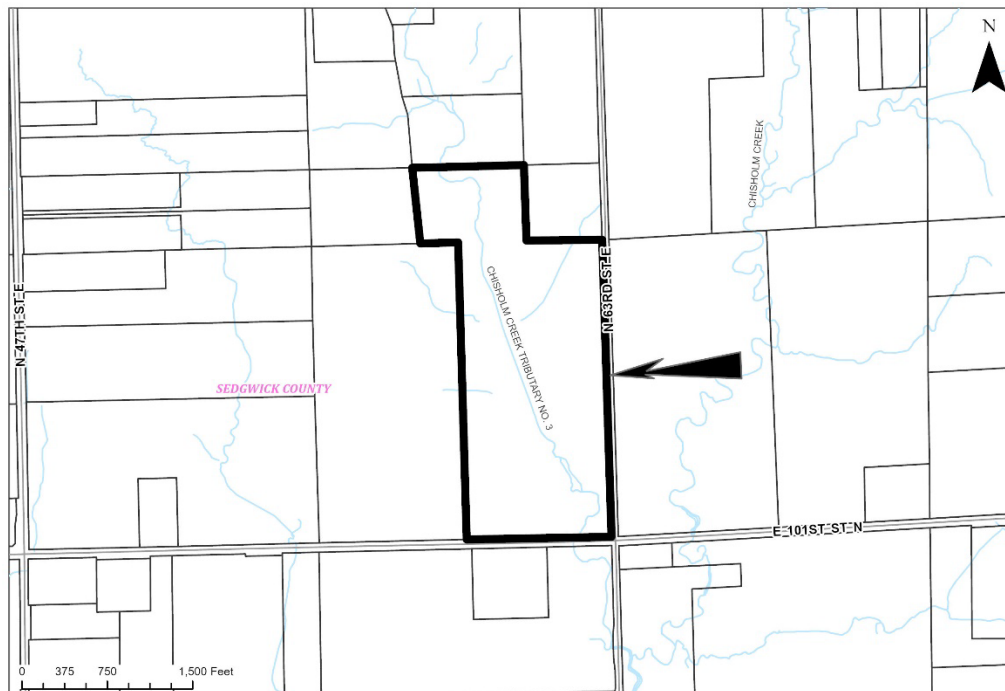
Residential:	6
Office:	
Commercial:	
Industrial:	—
Total:	6

**MINIMUM LOT AREA:** 9.04 acres

**CURRENT ZONING:** RR-Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a Preliminary Plat for a 6-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. It is designated as “Rural Growth Area” by the Community Investments Plan 2015-2035.

Complete Access Controls with (1) 60’ opening is proposed along East 101<sup>st</sup> Street North. Proposed Lots 5 and 6 will be accessed off East 101<sup>st</sup> Street North via a shared 50’ Ingress/Egress Easement. Complete Access Controls are provided along North 63<sup>rd</sup> Street East with (2) 60’ openings for access to proposed Lots 1 and 4. Lot 2 will be accessed from North 63<sup>rd</sup> Street East through Lot 3 via a 50’ ingress/egress easement.

**WAIVERS:**

- 1) The applicant is requesting a MODIFICATION/WAIVER of lot depth-to-width ratio for proposed Lots 4 and 5. The 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. The site is currently located within the Sedgwick County Rural Water District No.1 & 2. 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.
2. Soils works needed before approval memo is issued.

B. County Stormwater Management

1. Comments from County Stormwater Management have not been received at the time of writing this report.

C. Sedgwick County Fire

1. States all lots will need to comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Requests the standard intersection approach right-of-way widths, tapers, and corner clip at 101<sup>st</sup> Street and 63<sup>rd</sup> Street.
2. States access controls along 101<sup>st</sup> are approved.
3. Requests that the accesses for Lots 2 and 3 be combined into a single access point.
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. 50' Ingress/Egress Easements to be labeled "by separate instrument".
2. Dimension arrows needed for C.A.C. along north portion of Lot 3. Opening needs to be shown and dimensioned for the 50' Ingress/Egress Easement.
3. Relabel streets to "East 101st Street North" and "North 63rd Street East".
4. The names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property, and zoning on and adjacent to parcel to be shown on plat drawing.
5. Final plat will need to include the platting of minimum building elevations noted on the face of the plat and referenced in the platting text.

F. County Surveying

1. States the described bearing shown along the West lines of 1 & 6 needs to be corrected.
2. States the basis of bearing noted under the legal description needs corrected.

G. Utilities

1. Evergy has reviewed this preliminary plat and will need to request additional easements, there is an existing UG line along the east line of the plat we are wanting to place in a 10' easement and then that same easement will extend north and back to the west to allow serving all lots, please see the marked plat attached. and this is a county plat so no Street light placement will be marked. Steven Chronister, Area Design Representative, will be the contact for this plat and any project associated to it. He can be contacted at (785) 508-2682. Standard language will apply; Any relocation or removal of existing Evergy equipment will be at the applicant's expense. There are no transmission lines near the area.

**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) The 50-ft ingress/egress 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.
- 3) Driveway Closure Certificate.
- 4) 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.
- 5) 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.
- 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](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto: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](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).