

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

CASE NUMBER: SUB2024-00057 – SHUMARD OAK 2ND ADDITION (County)

OWNER/APPLICANT: KWH Investments, LLC, 4206 S.359TH St. W., Cheney, KS 67025

SURVEYOR/AGENT: Garber Surveying Services, P.A., 2908 N. Plum St., Hutchinson, KS 67502

LOCATION: East along South 295th Street West and one-third mile south of West 47th Street South (District 3)

SITE SIZE: 20.915 acres

NUMBER OF LOTS

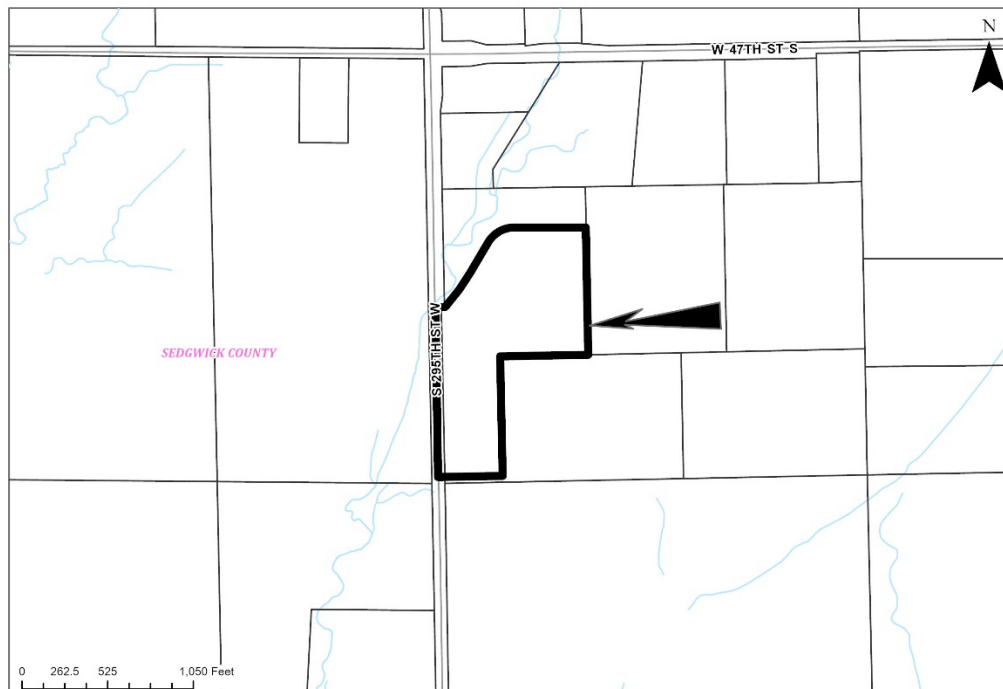
Residential:	3
Office:	
Commercial:	
Industrial:	—
Total:	3

MINIMUM LOT AREA: 5.00 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a One-Step Final Plat for a 3-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 are indicated along South 295th Street West with (1) 70’ Opening. Lots 1 and 2 will be access via the proposed platted West 49th Court South. Access to Lot 3 will be via a proposed 40’ Joint Access Easement located adjacent and to the south of this lot.

WAIVERS:

- 1) The applicant is requesting a MODIFICATION/WAIVER of lot depth-to-width ratio for proposed Lots 1 and 2. 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. 4. 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 work has been completed and a memo has been submitted.

B. County Stormwater Management

1. A drainage plan was submitted along with the submittal of this plat.

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. County Public Works 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.
2. Advises to show the recording data for the 40’ Joint Access Easement south of Lot 3, Block A.

E. GIS

1. Approves of cul-de-sac name.

F. Planning

1. Recording data for the 40' Joint Access Easement south of Lot 3 needs to be indicated on plat. This easement is inconsistent between the preliminary and final plat drawings.
2. Remove plattor's text language regarding Access Control and openings along West 47th Street South and access easements to Lots 1,4,5, and 6 (not part of this plat).
3. Revise utility and drainage easement language in plattor's text to just a drainage easement "granted to the public as indicated for drainage purposes".
4. "Robert Dool" Signature revised to "Bryan K. Frye"
5. "Ryan Baty" revised to "Ryan Baty, Fourth District"
6. Floodway Reserve note on Preliminary Plat not needed since a floodway reserve is not part of this plat.
7. Preliminary Plat to indicate names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property (to the east & south) and zoning classification.

G. County Surveying

1. No comment.

H. Evergy

1. This plat is outside Evergy territory. There are transmission lines near the area but they are not in the platted area and there is no conflict.

I. Sedgwick County Electric Coop

1. SCEC has reviewed this preliminary plat and will need to request additional easements, forwarded to agent. Tim Rosenhagen, Staking Engineer, will be the contact for this plat and any project associated to it. He can be contacted at (316) 542-3131. Standard language will apply; Any relocation or removal of existing SCEC equipment will be at the applicant's expense.

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) Driveway Closure Certificate.
- 3) 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.
- 4) Perimeter closure computations shall be submitted with the final plat tracing.
- 5) 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.

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- 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).