

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

CASE NUMBER: SUB2024-00059 – INDIAN RIDGE AT ANDALE 2ND ADDITION (County)

OWNER/APPLICANT: Max L. Kasselmann Living Trust, 11527 West Par Lane, Wichita, KS 67212

SURVEYOR/AGENT: Smith and Oakes, 110 West Bryant Road, Arkansas City, KS 67005 (Surveyor)
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211 (Agent)

LOCATION: Southeast corner of West 37th Street North and North 247th Street West (District 3)

SITE SIZE: 73.77 acres

NUMBER OF LOTS

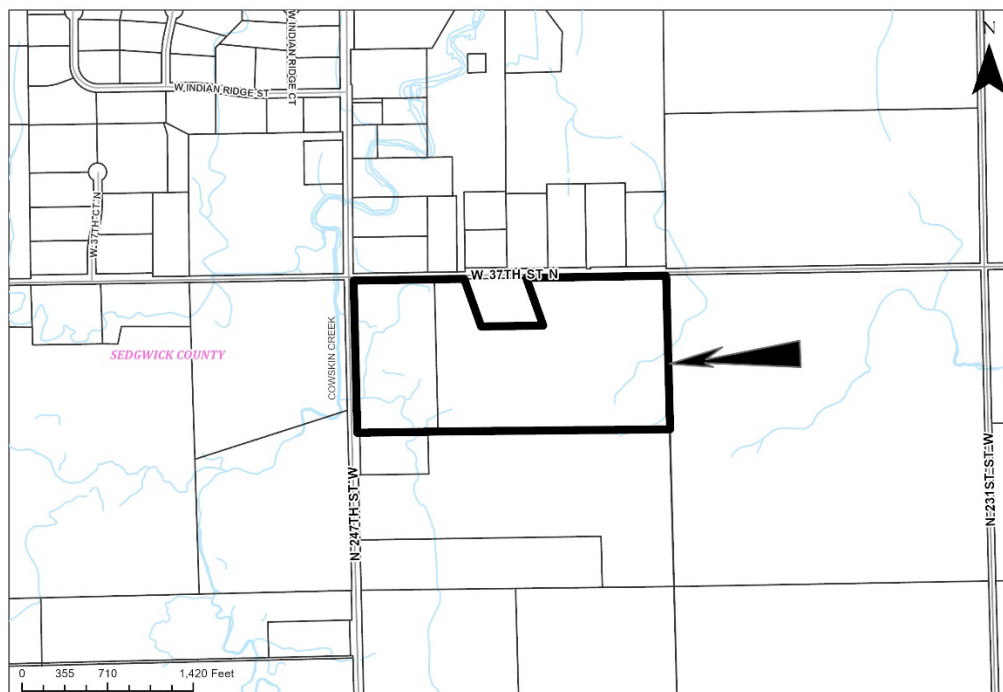
Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	<u>26</u>

MINIMUM LOT AREA: 2.01 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 26-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. This plat was reviewed earlier this year but was denied. The applicant has resubmitted the plat as a new subdivision case.

The plat denotes Complete Access Controls with (2) 30’ openings and (1) 70’ opening along West 37th Street North; and (1) 70’ street opening along North 247th Street West.

The applicant has platted 50-foot front setbacks for all lots and 50-ft street side setbacks for Lot 1, Block 2 and Lots 14 & 15, Block 1 which represents an adjustment of the Zoning Code standard of 30-foot front setback and 20-foot street side setback for the RR-Rural Residential. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of lot depth-to-width ratio of the Subdivision Regulations for Lot 3, Block 2 and Lot 3, Block 1. 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. Since neither sanitary sewer nor municipal water is 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. A memorandum shall be obtained specifying approval.
2. Soils Work has been completed.

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. Streets and Cul-de-sac will need to comply with the 2018 International Fire Code.

D. County Public Works

1. States access controls are approved along 247th & 37th Street North.
2. Sedgwick County Public Works requests 75ft of access controls along both sides of Tribal Street at the west end and the north end.
3. Approves of the street connections to the south and east.

E. GIS

1. Does not approve of street names.
2. Per our Addressing Standards: “Street names should not be considered inappropriate in regards to race, color, sex, religion, national origin, ancestry, disability, or regarded as generally offensive such as Death Row St, Squaw Ln, or Redskin Rd”.

F. Planning

1. The plat’s text shall state the drainage easements are hereby granted to the public as indicated for drainage purposes.
2. The plat’s text shall include language that “No obstructions shall be constructed or placed within the street stubs providing future access to adjacent properties”.
3. Plat’s text to be revised to state: “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.”
4. “Robert Dool” Signature revised to “Bryan K. Frye”.

G. County Surveying

1. States access easements for Lots 4 and 5, Block 1 needs to state that it is by separate instrument.
2. The center line of Warrior Street needs located along Tribal Street.

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 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) The joint access opening between Lots 4 & 5 shall be denoted on the face of the plat with an access easement. The joint access 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 the easement instrument shall be provided to MAPC.
- 3) The applicant shall guarantee the paving of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street east.

- 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 or floodway reserves, 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 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 guarantee the paving of the proposed interior street. This guarantee shall include the installation of a temporary cul-de-sac for termination of the street. This dedication can either be provided by the plat or by separate instrument, with the vacation of the temporary cul-de-sac being effective upon the extension of the street east.
- 3) 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.
- 4) 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.).
- 5) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 6) 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.
- 7) 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.

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- 8) 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.
- 9) 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.
- 10) 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).