

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

CASE NUMBER: SUB2024-00060 – GIRRENS ADDITION (County/3-Mile Ring)

OWNER/APPLICANT: Gregg & Dianna Girrens, 5648 S. Maize Rd., Clearwater, KS 67026

SURVEYOR/AGENT: Logan Mills, PE, PS, 1935 W. Maple, Wichita, KS 67213

LOCATION: Southeast corner of South Maize Road and West 55th Street South (District 2)

SITE SIZE: 12.32 acres

NUMBER OF LOTS

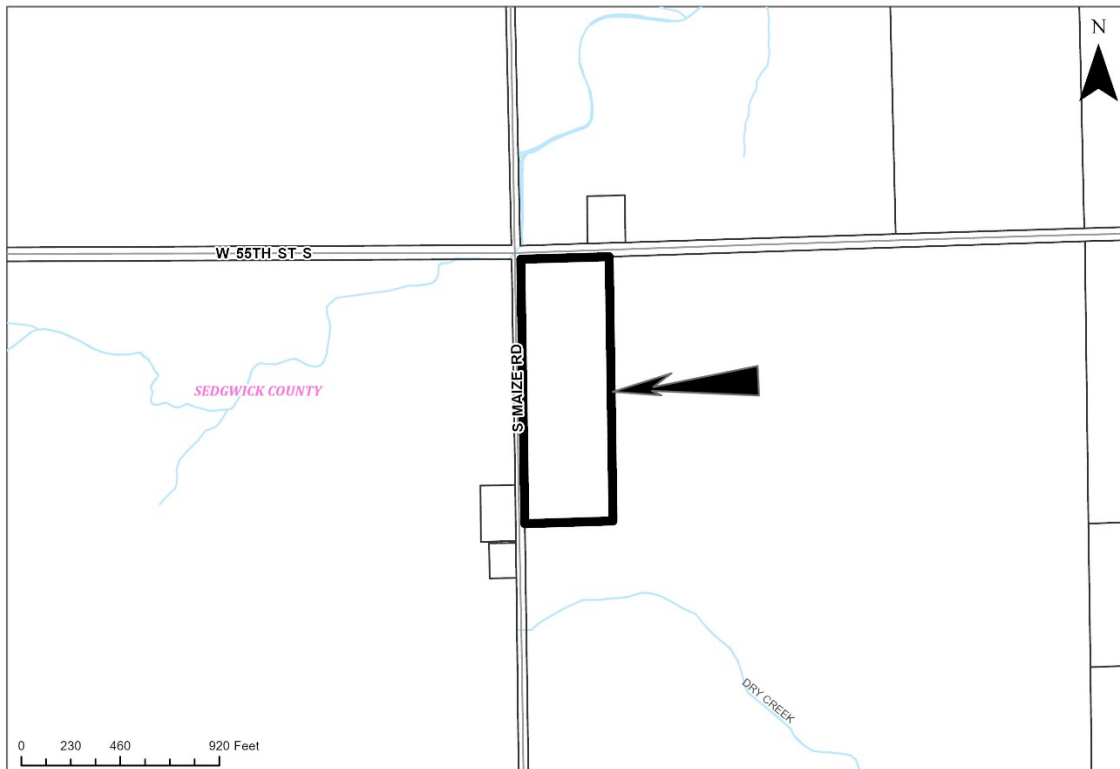
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 12.32 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 and within 3 miles of the City of Wichita.

Complete Access Controls with (2) 40' openings, which provides access to Lots 2 and 3, are provided along South Mazie Road. Complete Access Controls with (1) 40' opening, which provides access to Lot 1, are provided along West 55th Street South.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. Soils work needed before an approval memo is issued.

B. City of Wichita Public Works and Utilities Department

1. Requests a No Protest Agreement for future extension of water & a No Protest Agreement for future sanitary sewer.
2. A 20' utility easement is requested running north and south on the east side of the plat.

C. County Stormwater Management

1. A drainage plan was submitted along with the plat submission.

D. Sedgwick County Fire

1. States lots 1 and 3 will need to comply with the Sedgwick County Service Drive Code.

E. County Public Works

1. States access control along Maize Road shall be dimensioned.
2. 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.

F. Wichita Traffic Engineering

1. Girrens Acres is SG Co. but is within the 3-mile ring of City limits, and City Traffic is good with proposed ROW and access openings.

G. Planning

1. Plat is within the 3-Mile Ring of Wichita. Plat to include Lily Wu, Mayor and Shinta Rice, Deputy City Clerk signatures.
2. "Maize Rd" label to be revised to "S Maize Rd".
3. Preliminary Plat to include names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property.
4. Preliminary Plat to include existing zoning on and adjacent to the tract.
5. Plator's text to be revised to read: "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."

6. Plator's text shall state: "No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage."

H. County Surveying

1. No comment.

I. Evergy

1. Distribution Comments: Evergy has reviewed this preliminary plat and will not need to request additional easements, and this is a county plat so no Street light placement will be marked. Sammy Whelan, Area Design Representative, will be the contact for this plat and any project associated to it. She can be contacted at (316)261- Standard language will apply; Any relocation or removal of existing Evergy equipment will be at the applicant's expense.
2. Transmission Comments: There is a 69kV line on the north end of this property although it appears to be just north of the plat. Evergy Transmission has an easement just north of the property and any use of the easement will be reviewed in final construction plans. Any movement or modification of assets 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) No Protest Agreement for future extension of Water.
- 3) No Protest Agreement for future extension of Sanitary Sewer.
- 4) Driveway Closure Certificate.
- 5) The applicant shall submit an "Avigational Easement and Restrictive Covenant" (2022 revised document) assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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 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.).
- 3) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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).