

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

CASE NUMBER: SUB2024-00062 – DUTCH ACRES ADDITION (County)

OWNER/APPLICANT: Daniel Smith, 9700 N. Hillside Ave., Wichita, KS 67202

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

LOCATION: East side of North Hillside Avenue and within one-half mile north of East 93rd Street North (District 4)

SITE SIZE: 20.5 acres

NUMBER OF LOTS

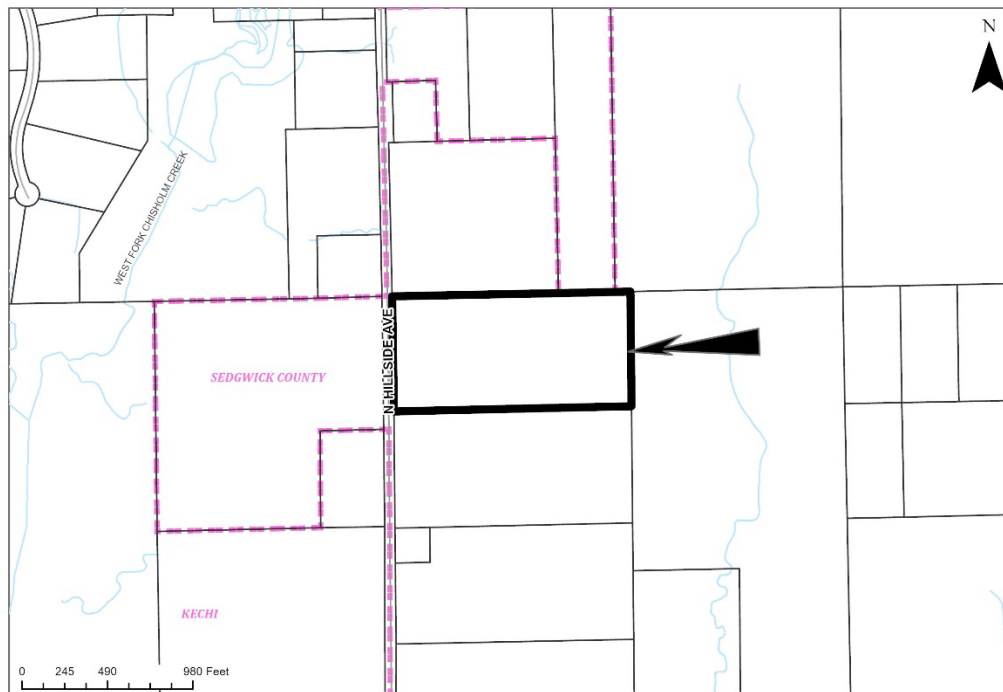
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 8.1 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a One-Step Final Plat for a 2-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 (2) 60’ opening are proposed along North Hillside Avenue.

WAIVERS: No Waiver requested by the applicant.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. The site is currently located within the Sedgwick County Rural Water District No.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. Advises memo is ready.

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. Lot 1 will need to comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Approves of the access controls.
2. Notes that the subdivision regulations generally discourages the use of flag lots.

E. Planning

1. The 60-ft frontage along Hillside Avenue for Lot 2 does not meet the required minimum 200-ft lot frontage. A platted setback on Lot 2 shall be established where the required 200-ft frontage can be obtained.
2. “Hillside Avenue” to be relabeled “North Hillside Avenue”.
3. “Blocks” revised to “Block” in Owner’s Certificate.
4. 40’ Rural Water District Easement with Doc# should be shown on final plat drawing.
5. “Robert Dool” revised to “Bryan K. Frye”

F. County Surveying

1. County Clerk transfer signature needs added.
2. “Tricia L. Robellow” needs revised to “Tricia L. Robello”.
3. Ryan Baty needs revised to “Ryan Baty, Fourth District”.

G. Evergy

1. 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. 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) 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.
- 3) Perimeter closure computations shall be submitted with the final plat tracing.
- 4) 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.
- 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

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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).