

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

CASE NUMBER: SUB2024-00065 – PRAIRIE LAND ESTATES (County/3-Mile Ring)

OWNER/APPLICANT: KWH Investments, LLC, 4208 S. 359th Street West, Cheney, KS 67205

SURVEYOR/AGENT: Garber Surveying Service, PA, 2908 N Plum Street, Hutchinson KS 67502

LOCATION: Southeast corner of East 39th Street South and South 143rd Street East (District 5)

SITE SIZE: 22.283 acres

NUMBER OF LOTS

Residential: 5

Office:

Commercial:

Industrial:

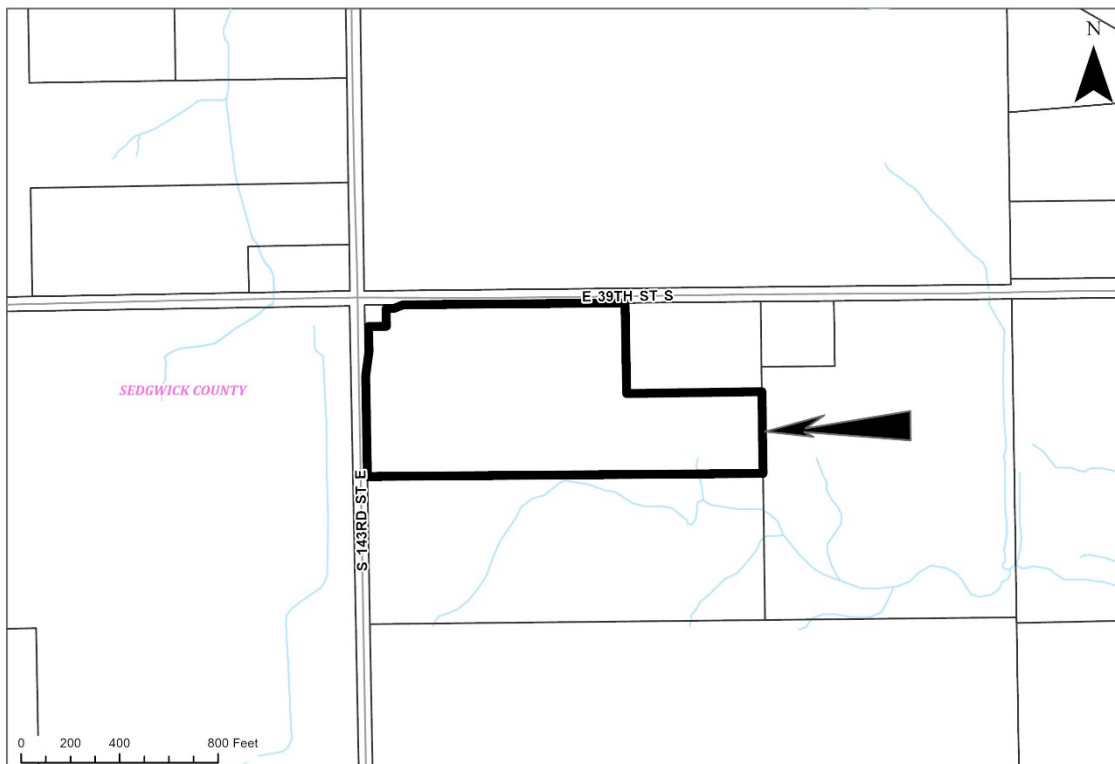
Total: 5

MINIMUM LOT AREA: 3.258 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 5-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3-miles of the City of Wichita.

Complete Access Control are indicated on South 143rd Street East and East 39th Street South with (1) 40-foot opening per right-of-way. Proposed Lots 1 and 2 will be accessed off East 39th Street South via a 40-foot joint access easement. Proposed Lots 3, 4, and 5 will be access off South 143 Street East via a 40-foot joint access easement.

WAIVERS: No waivers are requested by the applicant.

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. 3. 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 worked completed and a memo has been issued.

B. County Stormwater Management

1. The Drainage Plan is approved.

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. Requests that the joint access and utility easements be separated.

E. Planning

1. Joint Access Easement to be label “by separate instrument” and copy of easement submitted MAPD.
2. 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.”
3. “Bryan Frye” signature revised to “Bryan K. Frye”.
4. “Jim Howell” signature revised to “Ryan Baty, Fourth District” – Chairman.
5. Since the plat is within 3-miles of Wichita, City of Wichita Signatures are also need on plat. Clerk Signature to be: “Shinta Rice – Deputy City Clerk”.

F. County Surveying

1. States the Southern Star easements located on Lot 1 need located.
2. States joint access easement for Lots 1 and 2 need a length.
3. Advises NW corner of the Plat needs to show existing ownership.

G. Utilities

1. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Any removal or relocation of existing equipment of utility companies 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 40-ft joint access 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) 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.
- 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.

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- 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).