

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

CASE NUMBER: SUB2025-00001 – BLUE SKY CROSSING ADDITION (County)

OWNER/APPLICANT: Joshua B. & Jessica L. Gerlach, 137 Chisholm Trail, Clearwater, KS 67026

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

LOCATION: South side of West 87th Street South and one-third mile east of South 119th Street West (District 2)

SITE SIZE: 40.53 acres

NUMBER OF LOTS

Residential: 6

Office:

Commercial:

Industrial: —

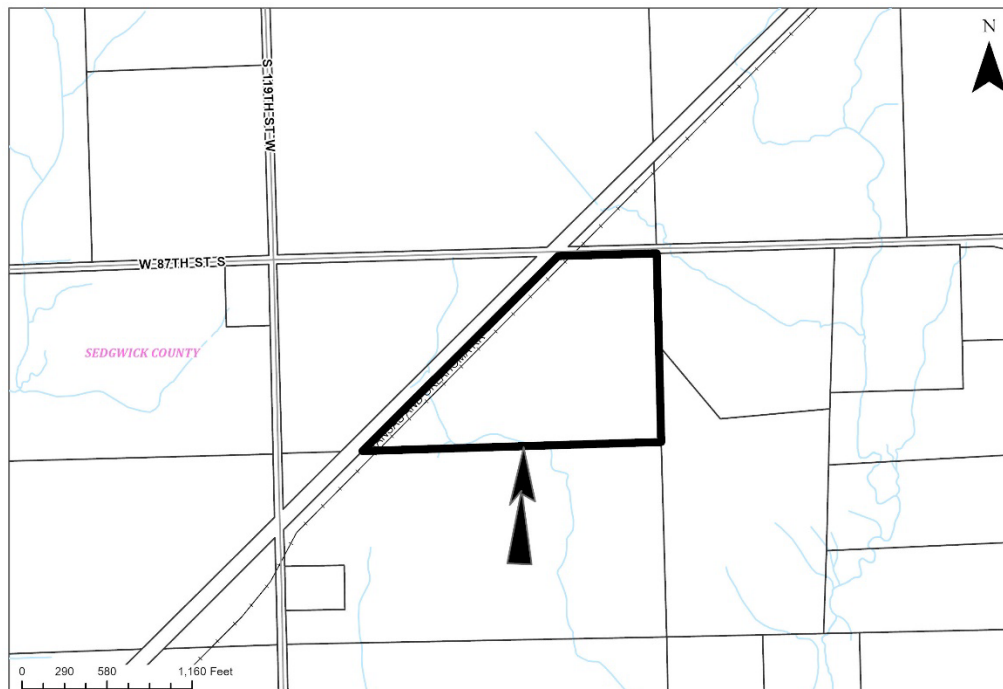
Total: 6

MINIMUM LOT AREA: 5.04 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



SUB2025-00001 – Plat of BLUE SKY CROSSING ADDITION
FEBRUARY 6, 2025

Note: This is a One-Step Final Plat for a 6-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 included along West 87th Street South with (1) 40’ opening. A 70’ Contingent Street Dedicated is included for potential future extension of proposed Lachland to the south.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lots 5 & 6. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- 2) The applicant requests a MODIFICATION/WAIVER from the requirement to provide a stub street to unplatted property to the south. Subdivision Regulations 7-201(v) states: “When a proposed subdivision is adjacent to unplatted property, the platting of stub streets, to provide future access to the adjacent unplatted tract, shall be provided.” The proposed stub streets are intended to provide “public” access to adjacent property, providing connectivity between neighborhoods and reducing traffic in and out of subdivisions from main roadways.

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 needs completed before an approval memo is issued.

B. County Stormwater Management

1. Drainage plan comments were emailed to the applicant’s engineer on 01/21/2025. Minor revisions were requested. The plan has not been approved at the time of writing this report.

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 75ft of complete access control along Lachland south of 87th St.
2. States easements or right-of-way need to be dedicated at the NW corner of Franklin and Lachland to accommodate visibility and drainage at the intersection.

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FEBRUARY 6, 2025

E. GIS

1. Franklin is an already established road and a new street name is suggested.

F. Planning

1. “ROAD” to be revised to “RIGHT-OF-WAY” in contingent road labeling on face of plat.
2. Contingent right-of-way note to be revised to state: “The contingent right-of-way dedication shall become effective upon the filing of the plat. Signage informing the public of the potential future street connection shall be posted in accordance with Sedgwick County Public Works. The construction of the street within the contingent right-of-way dedication shall be required upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street are to be borne by the person(s) or agency that owns said adjacent subdivision.
3. Platted “STREET” to be revised to “STREETS” in plattor’s text Dedication.
4. Utility Dedication text can be removed from plattor’s text if no utility easements are proposed.

G. County Surveying

1. No comments at this time.

H. Evergy

1. Plat is not served by Evergy distribution and no transmission in or near the area.

I. Sedwick County Electric Coop

1. SCEC will need to request an additional easement at this time. A designated utility easement to stay out of the way of any roads or driveways is desired. Tim Rosenhagen, Staking Engineer will be the contact for this plat and any project associated with it. He can be contacted (316)542-3131. Any relocation or removal of existing equipment and service due to this plat 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) 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.
- 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) 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 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).