

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

CASE NUMBER: SUB2025-00006 – WILDFLOWER ADDITION (County)

OWNER/APPLICANT: Triple Crown Investments, LLC, PO Box 48730, Wichita, KS 67201

SURVEYOR/AGENT: K.E. Miller Engineering, PA, 117 E. Lewis Street, Wichita, KS 67202

LOCATION: Southeast corner of East 85th Street North and North 143rd Street East (District 1)

SITE SIZE: 37.64 acres

NUMBER OF LOTS

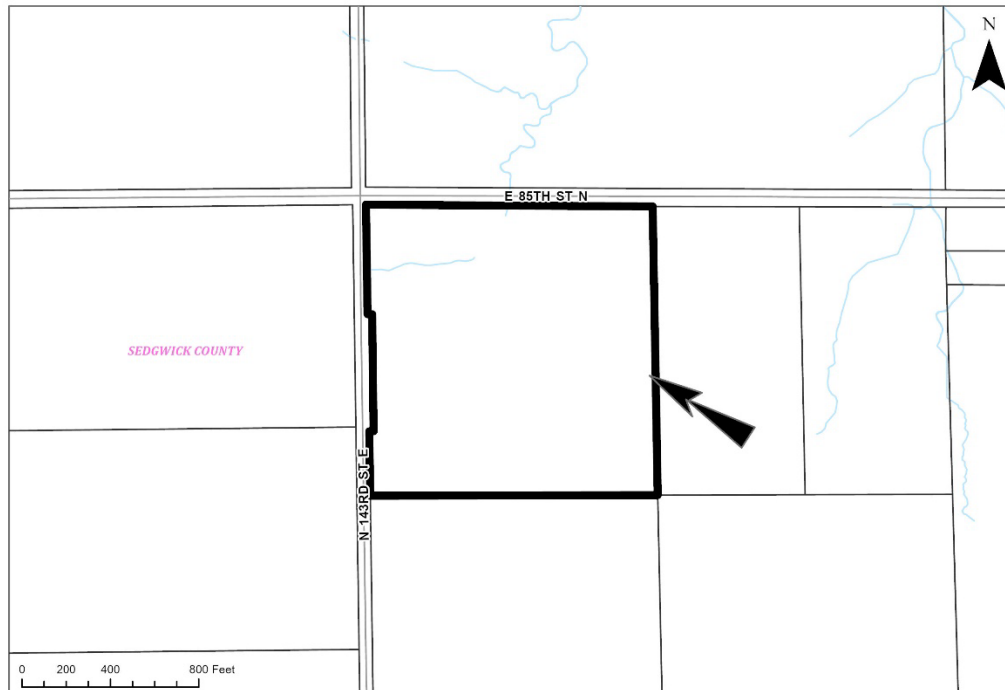
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 5.00 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



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 along East 85th Street North and North 143rd Street East with (3) openings along East 85th Street North and (4) openings along North 143rd Street East.

WAIVERS: No waivers are requested by the owner.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. The site is currently located within the Butler County Rural Water District No. 5. 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. States drainage plan has been approved, unless the access-controlled drive entrance locations change during the platting process, causing the proposed drive entrance culvert locations to be modified.
2. Lots 1 & 2, Block A shall have a minimum pad elevation table on the face of the plat and noted in the platting text.

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 the right of way at the section line road intersection be revised to provide the width as required per the subdivision regulations. The right of way shall increase to 75’ within 250’ from the section line and taper to 60’ at a distance of 350’ from the section line. A 25’ x 25’ corner clip is required as well.
2. Requests access controls meeting County standards recommend lots 2 & 3 share an access, Lots 1 & 4, and Lots 5 & 6 share an access opening.
3. The subdivision regulations generally discourage the use of Flag Lots.
4. States portions of Lots 1 & 2 shall be located within a Floodway Reserve.
5. States “opening” is misspelled three times when indicating breaks in access controls.

E. Planning

1. Lot 6 does not comply with the 200-ft minimum lot width. A setback shall be platted where the minimum lot width can be established.
2. Minimum Building Pad Elevations shall be indicated on face of plat and referenced in platting text.

3. Plator's text shall state: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision."

F. County Surveying

1. Property corner monument needs to be set at the northeast corner of Lot 3, Block A.

G. Evergy

1. Most of this plat is located in Butler County REC territory. Approximately the south 50-75 ft only would be in Evergy territory but we would need more details to know for certain and only if the customer on lot 6 would put a meter in that south 50-75 ft of that lot would qualify as an Evergy customer. We believe we can work thru this with Butler REC later if it becomes a concern or Evergy could turn the customer over to Butler Co Rec for economic reasons if this becomes the case and we would have to review those details at the time and determine if we want to commit to giving up Evergy rights. Kevin Rieschick, Area Subdivision, will be the contact for this plat and any project related to it. He can be contacted at (785)410-2986. Standard language will apply; Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense. No transmission in or near the platted 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) 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.).

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- 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.
- 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).