

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

CASE NUMBER: SUB2025-00007 – WILLOW SPRINGS ADDITION (County)

OWNER/APPLICANT: Sharp Holdings, LLC, 4006 N. Hoover Ct., Wichita. KS 67205

SURVEYOR/AGENT: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of North 87th Street West and West 73rd Street N (District 4)

SITE SIZE: 113.08 acres

NUMBER OF LOTS

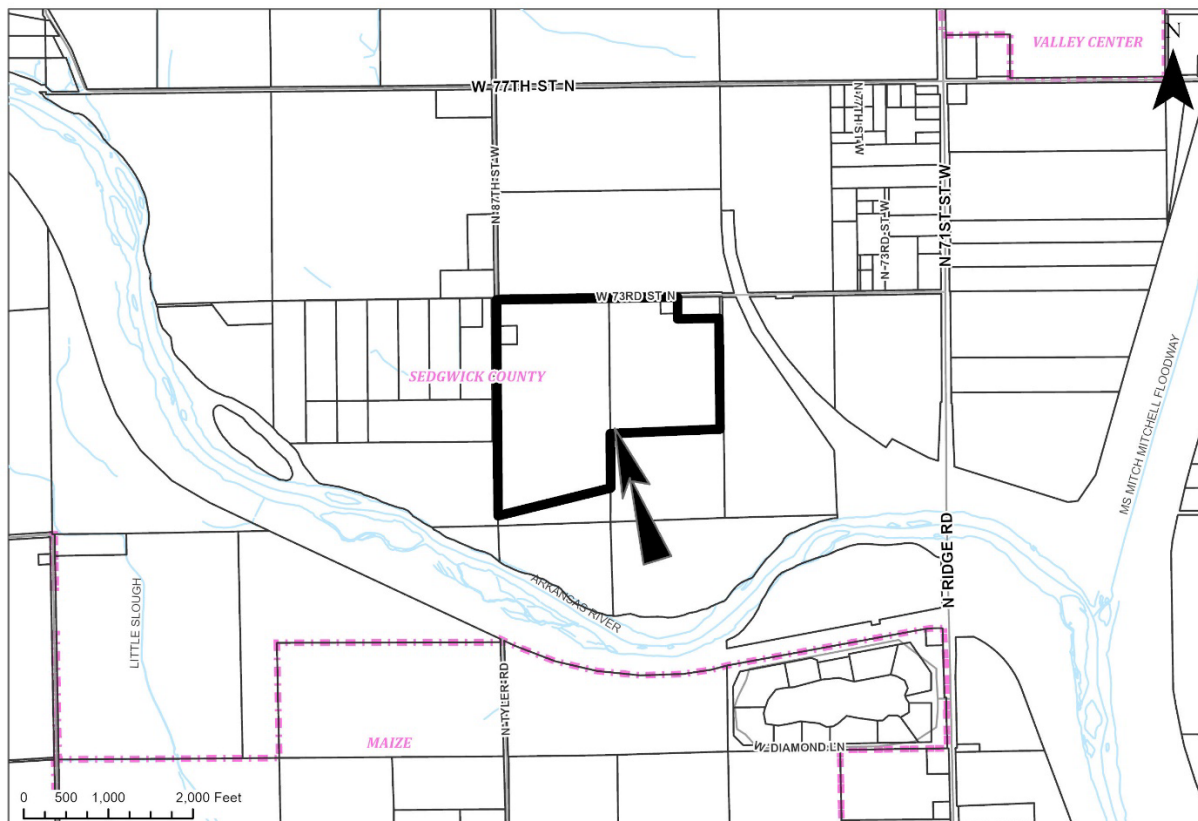
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	<u>17</u>

MINIMUM LOT AREA: 2.26 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 17-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.

Access to Lots 11-14 will be via the proposed 73rd Court. Lots 8 and 9 will be accessed off West 73rd Street North with a joint access easement. The remainder of the lots will be accessed by established private drives within reserves.

WAIVERS:

- 1) 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.” Given the proposed 73rd CT right-of-way, a connection to property to the south and east would be required; however, the property to south is a single-family “flag lot” with the driveway running along the east side of the proposed subdivision with connection to W 73rd St N. Since the unplatted adjacent tract consist of a private drive for property to the south, a street stub connection would not be appropriate.

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. Soils work needs to be completed before an approval memo is issued.

B. County Stormwater Management

1. Drainage concept is approved subject to some modification with a final drainage plan.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2024 IFC and Amendments.
2. Advises that it appears that the service drives in the reserves will exceed 6 Lots.
3. Notes the south end of Reserve C needs an approved turn-around.

D. County Public Works

1. States Access Controls need to be shown. The openings at 73rd Court, Reserve B, Reserve C, and the joint access easement are acceptable opening locations.
2. Existing driveways shall be removed.
3. Recommends access controls be added to Lot 14 to ensure access to 73rd Court.
4. Notes that properties to the south that have access via the 30ft access easement will not be able to be built upon due to the Sedgwick County Service Drive Code.

5. States if Reserve C stays a private drive, it cannot be utilized for access to properties to the south.
 6. Sedgwick County Public Works and Fire notes that any construction of primary structures to the south that utilize the 30ft access easement would reduce the number of building permits within Willow Springs Addition.
- E. GIS
1. To approve of street name.
- F. Planning
1. Further clarification of access to each lots and number of lots served by access drives within reserves and easement will be needed.
- G. County Surveying
1. No comments at this time.
- H. Sedgwick County Electric Coop
1. SCEC will not need to request an additional easement at this time. 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) For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- 4) MABCD Memo.
- 5) The joint access easement 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.
- 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) 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.
- 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).