

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

**CASE NUMBER:** SUB2025-00008 – Knox Estates (County)

**OWNER/APPLICANT:** Central KS Properties, LLC, 37680 W. 15<sup>th</sup> St. S, Wichita, KS 67025

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

**LOCATION:** West along South 151<sup>st</sup> Street West and one-quarter mile south of West 55<sup>th</sup> Street South (District 3)

**SITE SIZE:** 79.19 acres

**NUMBER OF LOTS**

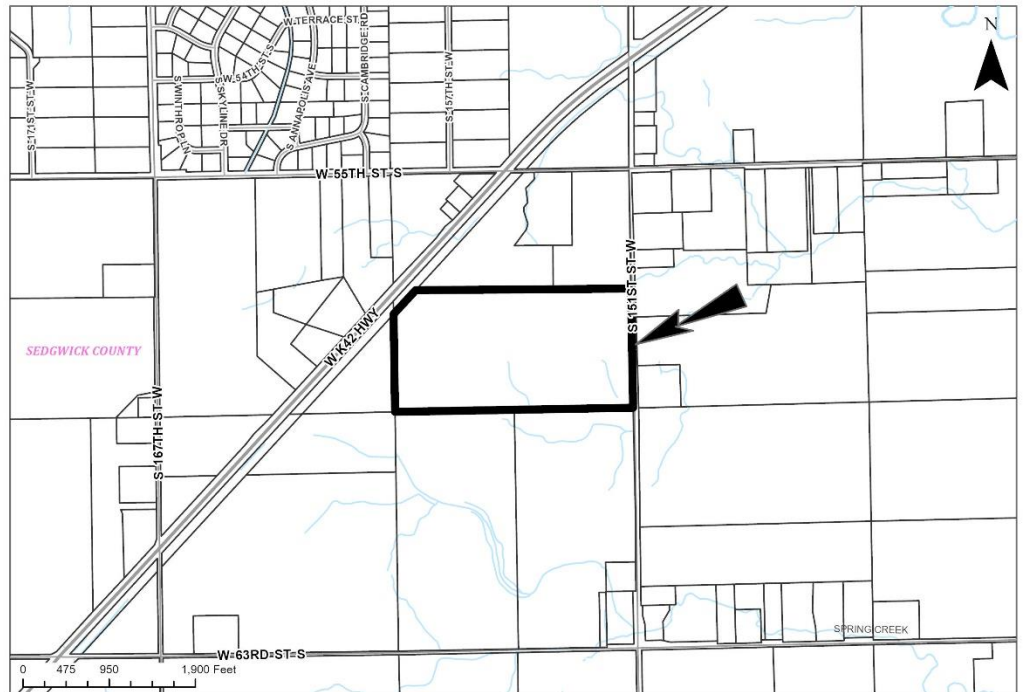
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

**MINIMUM LOT AREA:** 2.00 acres

**CURRENT ZONING:** RR-Rural Residential

**PROPOSED ZONING:** RR-Rural Residential

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 9-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 South 151 Street West with (3) 60-foot opening. Proposed Lot 1-3 will be accessed via an access easement. Proposed lots 5,6,7 & 9 will be accessed via a separate access easement and proposed lots 4 & 8 be accessed via a different access easement.

**WAIVERS:** No waivers are 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. 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.

B. County Stormwater Management

1. A drainage plan was submitted along with submittal of this plat.

C. Sedgwick County Fire

1. All Lots need to comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Access Controls are approved.
2. Requests complete access control along the south line of Lot 7.
3. Approves of right-of-way dedications.
4. Requests that the utility easements be separate from the access easements.
5. Access controls need to be shown on the northwest corner along the railroad right-of-way.

E. Planning

1. The Subdivision Regulation discourage flag lots. Proposed Lots 1 & 5 do not comply with the minimum 200-foot lot frontage. Setback should be platted where the minimum 200-ft can be established.
2. Preliminary Plat label to be revised from “KNOX ADDITION” TO “KNOX ESTATES”.
3. Block Number/Letter need to be indicated on face of the plat.
4. Plator’s text to include “The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.”

F. County Surveying

1. In the Plator’s text, the Mortgage holder, the Planning Commission Certificate, and others as needed “Addition” needs changed to “Estates”.

G. Evergy

1. This plat is not served by Evergy Distribution and No transmission in the area.

H. Sedwick County Electric Coop

1. Sedgwick County Electric has reviewed this plat, and is requesting additional easements. Tim Rosenhagen Staking Engineer, will be the contact for this plat and can be contacted at (316)542-3131. Any relocation or removal of existing service due to this plat will need to be discussed and 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) 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](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto: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

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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](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).