

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

**CASE NUMBER:** SUB2025-00009 – Klausmeyer Acres (County)

**OWNER/APPLICANT:** 17524 West 63<sup>rd</sup> St. South, Viola, KS 67149

**SURVEYOR/AGENT:** Abbott Land Surveying, 631 N. Kessler Street, Wichita, KS 67203

**LOCATION:** East along South 179th Street West one-quarter mile north of West 55th Street South (District 3)

**SITE SIZE:** 5.0 acres

**NUMBER OF LOTS**

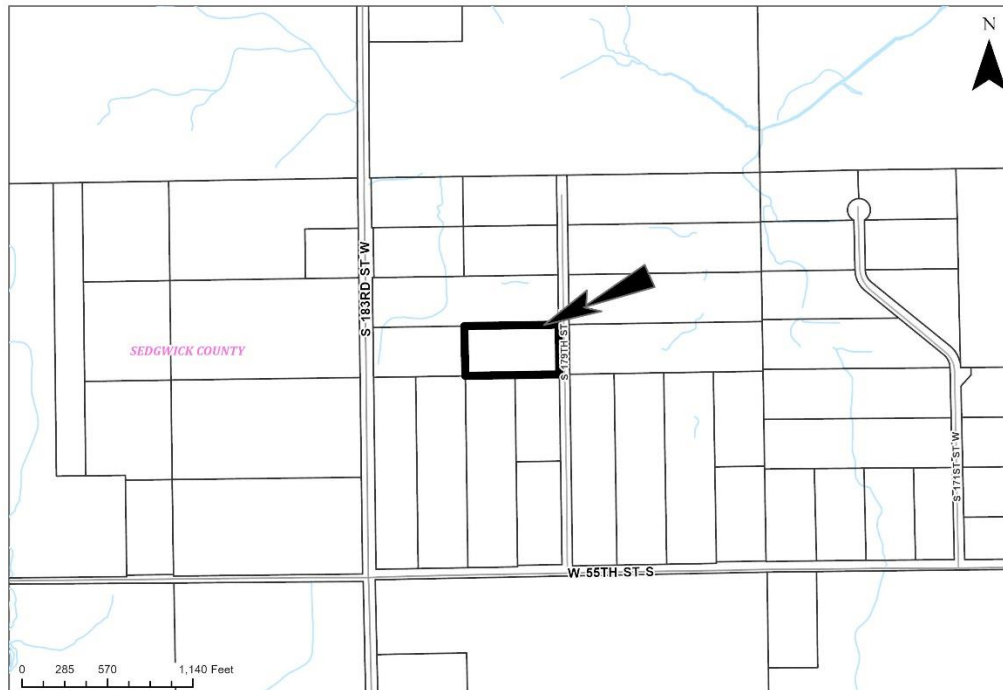
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 2.39 acres

**CURRENT ZONING:** RR-Rural Residential

**PROPOSED ZONING:** RR-Rural Residential

**VICINITY MAP**



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Note: This is a One-Step Final Plat for a 2-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 179<sup>th</sup> Street West with (2) opening indicated. There is an access easement located along the south side of Lot 1 to provide access to Lot 2.

**WAIVERS:** There are no waivers 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. Requests the applicant to submit a drainage plan for review and approval prior to the Subdivision Committee hearing.

C. Sedgwick County Fire

1. Needs to comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Recommends that any proposed utility easements be separated from the ingress/egress easement.
2. “Tonya Buckingham” needs changed to “Tonya Buckingham”.

E. Planning

1. “179<sup>th</sup> St. W” relabeled to “S 179<sup>th</sup> St. W”.
2. 179<sup>th</sup> St. West revised to “S 179<sup>th</sup> St. W” in vicinity map and include prefix direction on other street names on face of plat and vicinity plat.
3. “Robert Dool” revised to “Bryan K. Frye”.
4. The 30’ Ingress/Egress Easement shown on the plat shall be established with an access easement by separate instrument (indicate “by separate instrument” on plat). 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.

F. County Surveying

1. No comments at this time.

G. Evergy

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

H. Sedgwick 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) The 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.
- 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](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 developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

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- 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)).