

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

CASE NUMBER: SUB2025-00010 – Youngman Addition (County)

OWNER/APPLICANT: Brent & Julie Mosiman, 15398 NW 30th St., Benton, KS 67017

SURVEYOR/AGENT: Matthew Tucker, 165 S. Rock Island Ave., Suite 150, Wichita, KS 67202

LOCATION: East along North 127th Street East and within one-half mile north of East 101st Street North (District 1)

SITE SIZE: 5.05 acres

NUMBER OF LOTS

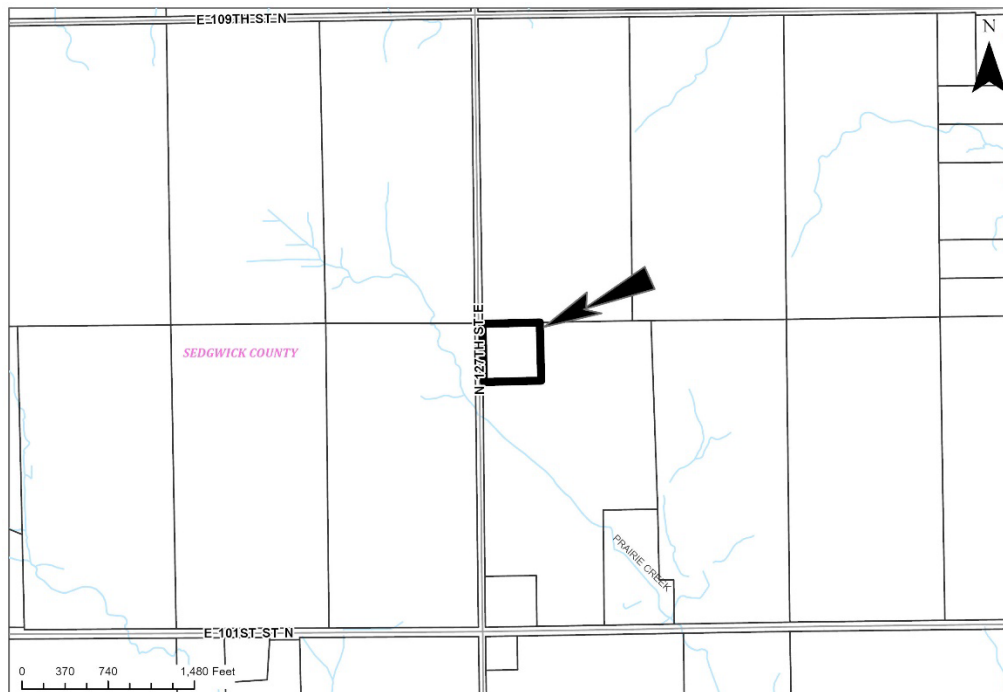
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.05 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



SUB2025-00010 – Plat of YOUNGMAN ADDITION
MARCH 6, 2025

Note: This is a One-Step Final Plat for a 1-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 North 127th Street East except for (1) opening.

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 Harvey County Rural Water District No. 1. 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. Must comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Requests access opening to be in a prescribed location.
2. Approves of right-of-way dedications.

E. Planning

1. Include all directional prefixes on street labels and face of plat and in vicinity map.
2. Preliminary Plat title needs revised from “Sketch Plat” to “Preliminary Plat.”
3. Include width of existing right-of-way. Plator’s text to state: “the street is hereby dedicated to and for the use of the public.”

F. County Surveying

1. “Scott A. Wade” needs changed to “Scott A. Wadle”.

G. Evergy

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