

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

**CASE NUMBER:** SUB2025-00012 – MAKERS PARK ADDITION (County/3-Mile Ring)

**OWNER/APPLICANT:** Makers Park, LLC, 11100 Fremont Cir., Mulvane, KS 67110

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

**LOCATION:** West along South Rock Road and one-half mile north of East 47th Street South (District 5)

**SITE SIZE:** 39.55 acres

**NUMBER OF LOTS**

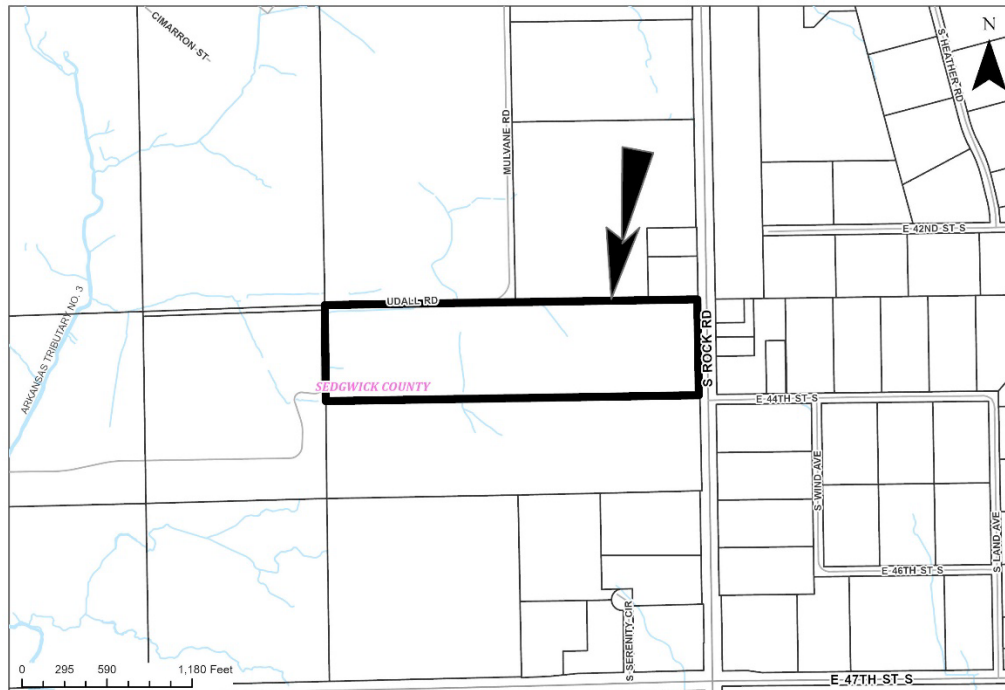
Residential:  
Office:  
Commercial:  
Industrial: 15  
Total: 15

**MINIMUM LOT AREA:** 1.51 acres

**CURRENT ZONING:** IP-A Industrial Park-Airport District w/AFBP-O

**PROPOSED ZONING:** IP-A Industrial Park-Airport District w/AFBP-O

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 15-Lot Industrial Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3 miles of the City of Wichita. The property is also within the AFBP-O Air Force Base Protection Overlay District. The plat has been forwarded to McConnell Air Force Base for comment and is currently being reviewed.

This subdivision is a replat of Lot 1, Block 1 of the Glenville East Addition.

Complete Access Controls are included along South Rock Road with one (70) foot opening with access to proposed lots via the cul-de-sac street.

**WAIVERS:**

- 1) The applicant requests a Modification/Waiver from the requirement to provide a stub street to unplatted property to the north and 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.” Vacant unplatted property exists to the north and south of this plat.
- 2) The applicant requests a MODIFICATION/WAIVER to allow street length of more than 1,200 feet and no emergency access easement for the proposed cul-de-sac street. Subdivision Regulation Section 7-201(R) states: “Streets that are designed to have a single point of ingress and egress shall not be longer than 800 feet for urban subdivisions, and 1,200 feet for suburban subdivisions. For urban subdivisions, culs-de-sac shall be provided with a circular turnaround right-of-way with a turn-diameter of at least 70 feet and a street property line diameter of at least 100 feet.” Subdivision Regulation Section 7-201(R) further states: “Emergency access easements shall be dedicated to mitigate the concerns regarding emergency access that are created by cul-de-sac streets that exceed 800 feet in length in urban subdivisions or 1,200 feet in length in suburban subdivisions. A guarantee shall be submitted by the subdivider that assures the construction of an all-weather roadway surface within an emergency access easement along with all planned access points to adjacent public or private street systems. The subdivider shall also guarantee any required gating, fencing or special signing necessitated by the platting of an emergency access easement.” Since the above regulations are based on public safety measures and requirements, a MODIFICATION/WAIVER from this requirement shall only be granted with the approval of the Fire Department.

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. The site is currently located within the Sedgwick County Rural Water District No. 3. 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. City of Wichita Public Works and Utilities

1. Requests the 10' utility easement be increased to 20' in the rear of all Lots.
2. Requests a No Protest Agreement for future sanitary sewer.
3. Sanitary sewer (main) acquisition fees will be due for all lots and blocks if a connection is made in the future.
4. This is in RWD# 3 territory.
5. Plator's text shall reference:
  - a. Utility easement.
  - b. Drainage easement.
  - c. Drainage and utility easement.

C. County Stormwater Management

1. Sedgwick County PW has received the drainage plan for Makers Park Addition, and has provided 18 comments for the applicant to address
2. Lots 11 & 12 should have a minimum pad elevation table included on the final Plat.
3. The applicant shall provide a 30 ft drainage easement along the north property lines of Lots 12-15, Block A.
4. The applicant shall provide a 40 ft drainage easement along the south property lines of Lots 6-8, Block A.

D. City of Wichita Fire Department

1. Approves of waiver #2
2. City Fire Department advises that verification of proper hydrant protection will be based on the type/size of a building and following specifications for fire apparatus access roads.

E. Sedgwick County Fire

1. Each Lot will need to comply with the Sedgwick county service drive code.
2. The roadway and cul-de-sac will need to comply with the 2024 international fire code.

F. County Public Works

1. Approves of access controls along Rock Rd.
2. Requests 75 ft. of complete access control on the N & S side on the eastern end of the unnamed street.
3. Requests 75 ft. for the cul-de-sac radius dimension.
4. Advises the applicant shall guarantee the closure of any existing driveway openings located in areas of complete access control. A Driveway Closure Certificate in lieu of a guarantee may be provided.

G. GIS

1. To approve of street name.

H. Planning

1. Proposed cul-de-sac street name is needed.
2. Bold line to be removed between opening of cul-de-sac street along South Rock Road and proposed cul-de-sac right-of-way outlined with bold line.
3. The plat is with Wichita 3-Mile City Ring, City signatures required on plat.
4. Plator's text shall state: "No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage."
5. Plator's text shall state: "The drainage easements are hereby granted to the public as indicated for drainage purposes."
6. Plator's text shall state: Utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
7. The plator's text shall state: "The drainage and utility easements are hereby granted to the public as indicated drainage purposes and for the construction and maintenance of all public utilities."
8. The plator's text shall include the language "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended."
9. The plator's text shall state, "Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs or assigns."
10. Reserve A use, ownership and maintenance needs to be indicated on plat.
11. Minimum building pad elevations should be noted on face of plat and referenced in plator's text.
12. In the Plator's text and for the owner's name "Markers Park" needs changed to "Makers Park".
13. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

I. County Surveying

1. Dimension needs added from the west line of the Jayhawk Pipeline Easement to the east line of Lots 1 and 15, Block A.

J. Evergy

1. Evergy has reviewed this plat, and no addition easements needed. Evergy will need to require the portion of the easement we are to install in to be flat and out of the natural flow of water. Standard language will apply; Kevin Rieschick, Area Subdivision Representative, will be the contact for this plat and can be contacted at (785)410-2986. Any relocation or removal of existing service due to this plat 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) The applicant shall submit an “Avigational Easement and Restrictive Covenant” (2022 revised document) assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 3) Driveway Closure Certificate.
- 4) No Protest Agreement for future sanitary sewer.
- 5) The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) Perimeter closure computations shall be submitted with the final plat tracing.
- 10) 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

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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](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)).