

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.

Access to proposed lots will be via a separate joint access easement off East 69<sup>th</sup> Street North.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1 Block A. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width.

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. 5. 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. Drainage plan has been approved.

C. Sedgwick County Fire

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

D. County Public Works

1. Requests Complete Access Control in location without Access Easement along 69<sup>th</sup> St.
2. Approves of the right-of-way dedication.

E. Planning

1. Lot 2 should be separated into a block – Lot 1 Block B.
2. Access Controls and opening to be shown along E 69<sup>th</sup> St N.
3. Include directional prefixes on street labels.
4. Plator’s text revised to be platted into: LOTS, BLOCKS AND STREET”.
5. The street dedication needs to be referenced in the plator’s text specifying “the street is hereby dedicated to and for the use of the public”.
6. 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.