

STAFF REPORT
(Final Plat)

CASE NUMBER: SUB2024-00061 – BARNHART LAKE ADDITION (County)

OWNER/APPLICANT: Christopher W. Barnhart, 10401 N. Woodlawn Blvd., Valley Center, KS 67147

SURVEYOR/AGENT: BHC, 165 S. Rock Island, Suite 150, Wichita, KS 67202

LOCATION: Northwest corner of East 101st Street North and North 63rd Street East (District 4)

SITE SIZE: 90.76 acres

NUMBER OF LOTS

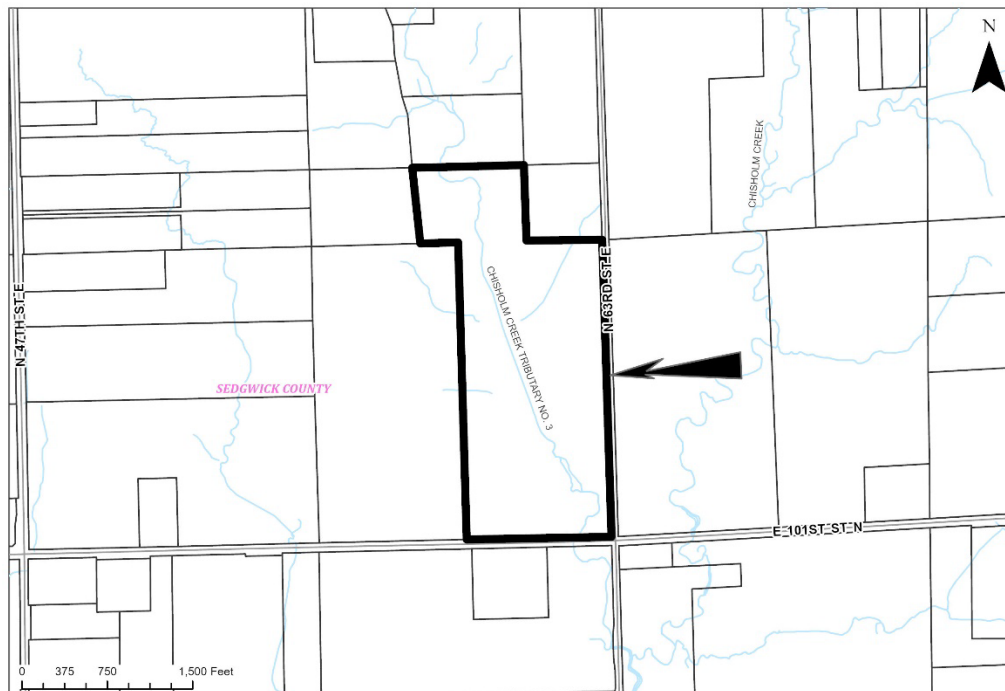
| | |
|--------------|---|
| Residential: | 6 |
| Office: | |
| Commercial: | |
| Industrial: | — |
| Total: | 6 |

MINIMUM LOT AREA: 9.04 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a Final Plat for a 6-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 with (1) 60’ opening is proposed along East 101st Street North. Proposed Lots 5 and 6 will be accessed off East 101st Street North via a shared 50’ Ingress/Egress Easement. Complete Access Controls are provided along North 63rd Street East with (3) 60’ openings. Lot 2 & 3 will be accessed from North 63rd Street East through via a 50’ ingress/egress easement.

WAIVERS:

- 1) The applicant is requesting a MODIFICATION/WAIVER of lot depth-to-width ratio for proposed Lots 4 and 5. 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.1 & 2. 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.
2. Soils works needed before approval memo is issued.

B. County Stormwater Management

1. Drainage plan has been received and is currently under review.
2. The Floodway Easement shall be replaced with Floodway Reserve and applicable text for floodway reserve shall be included in Owner’s Certificate text.

C. Sedgwick County Fire

1. States all lots will need to comply with the Sedgwick County Service Drive Code.

D. County Public Works

1. Approves of access controls along 101st N and 63rd St E.
2. Approves of right-of-way dedications.
3. 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.

E. Planning

1. Block Number/Letter to be included on face of plat.
2. Platter’s text to be platted into ‘BLOCK’

3. Platlor's text shall state: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision."
4. On the final plat, the platlor's text shall state: "The floodway easement is hereby reserved for floodway reserve purposes and shall be the responsibility of the owners of each lot, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body."
5. The platlor's text shall include language that "the utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
6. Platlor'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. Monuments need set along the major intersection road right-of-way.
2. The Floodway needs located along the property lines.
3. Show the dimension along the east line of Lot 2 at the south end

G. Evergy

1. Evergy has reviewed this plat, and we will need to request additional easements, forwarded to agent. This easement will cover both existing Evergy equipment and continue to serve N to lot 2. No streetlights placement is marked as this is a county plat. This easement will need to be usable space clear of trees and flat to allow for Evergy installation. Relocation of Existing equipment that does not fall in this easement or Road Right of Way will need to be relocated at customer's expense. Evergy will need to verify this easement covers our locations in the field prior to installation in the development. Kevin Rieschick, Area Subdivision, will be the contact for this plat and project related to it. He can be contacted at (785)410-2986. Standard language will apply; Any relocation or removal of existing Evergy equipment will need to be discuss and will be at the applicant's expense. NO TRANSMISSION IN 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 50-ft ingress/egress easements 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) Driveway Closure Certificate.
- 4) 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.

- 5) 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.
- 6) 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.
- 7) Perimeter closure computations shall be submitted with the final plat tracing.
- 8) 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.

SUB2024-00061 – Plat of BARNHART LAKE ADDITION
March 20, 2025

- 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).