

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

**CASE NUMBER:** SUB2025-00016 – RED OAKS ESTATES (County)

**OWNER/APPLICANT:** KWH Investments, LLC, 4208 S. 359<sup>th</sup> St. W., Cheney, KS 67025

**SURVEYOR/AGENT:** Garber Surveying Service, PA, 2908 N. Plum St., Hutchinson, KS 67502

**LOCATION:** Approximately 300 feet southeast of North 127<sup>th</sup> Street East and East 101<sup>st</sup> Street North (District 1)

**SITE SIZE:** 60 acres

**NUMBER OF LOTS**

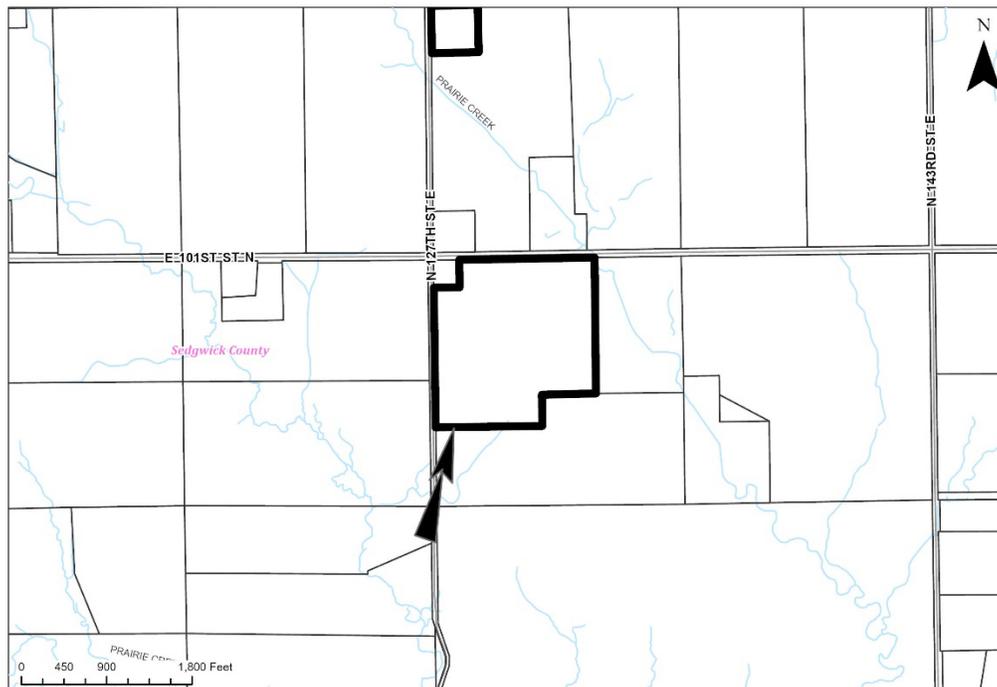
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

**MINIMUM LOT AREA:** 2.535 acres

**CURRENT ZONING:** RR-Rural Residential

**PROPOSED ZONING:** RR-Rural Residential

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 12-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 127<sup>th</sup> Street East and East 101<sup>st</sup> Street North with (2) openings per right-of-way. All lots are accessed via joint access easements.

**WAIVERS:** No waivers are requested by the applicant.

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 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.
2. A MABCD memo has been issued.

B. County Stormwater Management

1. States that storm water quantity controls (detention) are likely needed and shall be confirmed on the drainage plan.
2. Drainage plan submitted with plat submittal.
3. Floodway Reserve Note to be revised to following:  
“The area designated as Floodway Reserved Easement is reserved for the purposes of providing flood protection, preserving the natural drainage, and protecting the safety and welfare of County. Owner hereby covenants and agrees for such Owner and Owner's grantees, devisees, successors and assigns that: (1) no human habitat or other construction may be built in said reserve and that no obstruction shall be placed therein; (2) no levee or any fill, change of grade, creation of channels or other work shall be constructed in said reserve except with the approval of the Kansas State Board of Agriculture, Division of Water Resources in accordance with K.S.A. 24-126 and the County Engineer; (3) said reserve shall be the responsibility of Owner until such time as the governing body exercising jurisdiction under K.S.A. 82a-301 elects to assume the responsibility for maintenance of and improvements to drainage; and (4) the appropriate governing body has the right to maintain said reserve in the event the owner(s) fail to do so and charge-back the cost of such maintenance to the owner(s).”

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.

D. County Public Works

1. The access locations for each Lot shall be clearly stipulated on the plat.

E. Planning

1. Plator'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. States that complete access control at the intersection should go to the south and east lines of the exception to the plat.
2. Complete access control needs to be shown on the west side of Lot 11.
3. States that the east 40ft opening is currently located in a floodplain and directly in front of a drainage structure.
4. States bearings be added on the east lines of Lots 1,2, and 4.
5. States that the owner's certificate needs to read "County of Sedgwick".

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) The access 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) Floodway Reserve Easement Document
- 4) 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.
- 5) Perimeter closure computations shall be submitted with the final plat tracing.
- 6) 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.

SUB2025-00016 – Plat of RED OAKS ESTATES  
APRIL 3, 2025

- 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](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)).