

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

CASE NUMBER: SUB2025-00020 – 21st & 143rd Commercial Addition (County/3-Mile Ring)

OWNER/APPLICANT: FBI, LLC, 1901 N. Paddock Green St., Wichita, KS 67206

SURVEYOR/AGENT: Kaw Valley Engineering, Inc., 9139 E. 37th Street N., Wichita, KS 67226

LOCATION: Northeast corner of East 21st Street North and 143rd Street East (District 1)

SITE SIZE: 15.99 acres

NUMBER OF LOTS

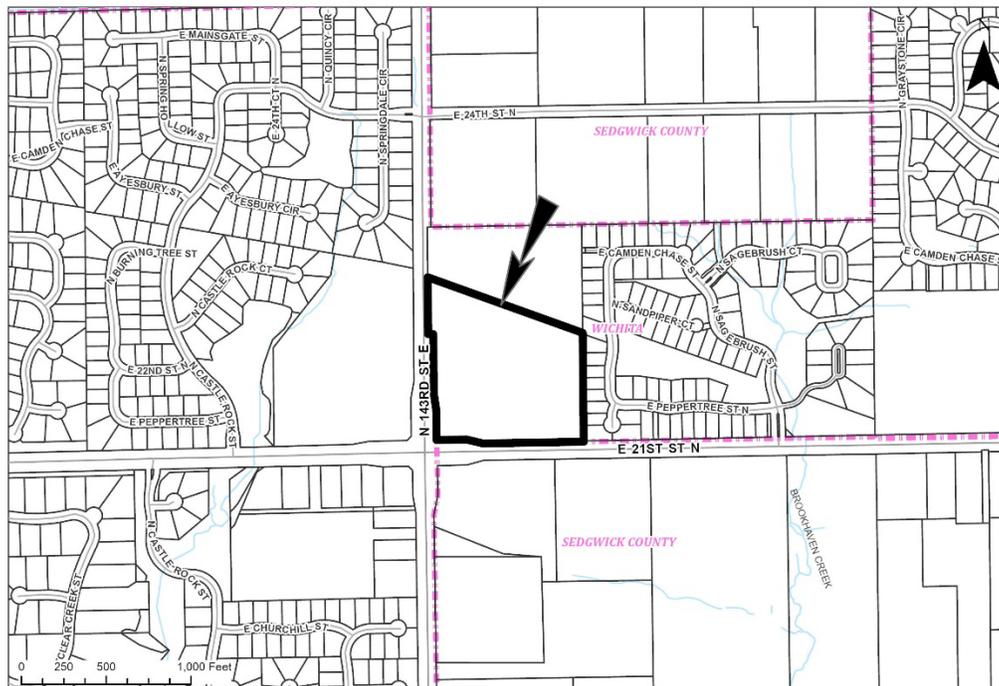
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	—
	7

MINIMUM LOT AREA: 0.74 acres

CURRENT ZONING: LC-Limited Commercial w/ CUP DP-351

PROPOSED ZONING: LC-Limited Commercial w/ CUP DP-351

VICINITY MAP



SUB2025-00020 – Plat of 21st & 143rd Commercial Addition
April 17, 2025

Note: This is a One-Step Final Plat for a 7-Lot Commercial Subdivision on un-platted property located in Unincorporated Sedgwick County and within 3-Miles of the City of Wichita. The applicant states that they plan on annexing the property into the City of Wichita.

Complete Access Controls are included along South 143rd Street East with (3) proposed openings and along East 21st Street North with (2) 30' right-in-right/right-out openings and (1) 56' opening.

35-ft front building setbacks are platted for all lots and a 50-ft setback is platted along the pipeline easement located adjacent to the north of the subdivision.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities

1. Requires lots 2-6 to be included in a petition for public sanitary sewer. Sanitary sewer (main) acquisition fees are due for all lots and blocks.
2. Lots 1 & 7 will owe sanitary sewer ILOA if not included in a benefit district.
3. Lot 7 will owe water ILOA if not included in a benefit district.
4. This plat is located within Sedgwick County Rural Water District (RWD) #5 and if the applicant wants/needs City of Wichita water than the applicant needs to provide a right to serve from RWD#5. A special fee/surcharge may be applied to water service/bills.
5. A petition for water is needed for all Lots if the City of Wichita is to serve this plat with water. And that Water (transmission) acquisition fees are due for all Lots.
6. If City of Wichita water is to be used than the waterline should be rear loaded for Lots 2-5 instead of in front. And extended to 143rd St for the ability to loop with a future water transmission line on 143rd St.
7. A water meter removal certificate needs to be signed.
8. Outside city water and sewer applications will need to be signed.

B. City Stormwater Management

1. Comments sent to County Stormwater Management

C. County Stormwater Management

1. Comments were submitted on 4-2-25 to the applicant's engineer.

D. Sedgwick County Fire

1. If this plat remains in the county it will need to comply with the 2024 International Fire Code.

E. City of Wichita Fire

1. 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.

F. County Public Works

1. Requests a guarantee that the applicant shall close the existing driveway opening located on the east line of the plat. A Driveway Closure Certificate in lieu of a guarantee may be provided.
2. *Tentative Comment*: Medians shall be constructed along 21st St. to control access to right-in/right-out driveways.
3. States to dimension the right-of-way width along 21st St.
4. *Note*: A storm sewer inlet is located in the proposed access opening in Lots 6 and 7.
5. Notes that a signature line for the BOCC may be required if this is platted in the county.

G. Traffic Engineering

1. Will want in the platters text a statement that access off 143rd Street must abide by Access Management Policy for Lot 1.
2. First opening north of 21st Street along 143rd Street must be a right in/right out approach and will need physical features (raised median) in place to enforce the movement.
3. Right of Way and Access Controls are approved.
4. Extend median 50' outside of the platted opening along 21st Street for the west Right In/Right Out opening. And provide a median that is 50' outside of platted opening, in both directions along 21st Street, for the east RI/RO opening. Also, will need to install object markers and ONE WAY signs as needed for these medians.

H. City Environmental Health

1. No Comment. However, EH notes that water and sewer are available and the property is just outside City border. If the property is annexed prior to platting, the expectation of EH is that any development of these lots will be on City water and City sewer. EH will require any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.

I. Planning

1. The Applicant needs to request a CUP adjustment so that the CUP parcel boundaries and/or platted setbacks correspond with the area being platted.
2. A note shall be placed on the final plat, indicating that this Addition is subject to the general provisions of 21st and 143rd Commercial Community Unit Plan (CUP DP-351).
3. Separate Joint Access Easements into and between lots are needed unless an REA is prepared as part the entire development.
4. Preliminary Plat to include zoning of parcel and on adjacent parcels.
5. The platton's text shall state, "Access controls are hereby granted to the appropriate governing body as indicated on the face of the plat."
6. The platton's text shall include the language "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended."
7. The platton'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."
8. Since these are commercial lots, the backyard drainage note is not needed; however, the platton's text shall state ownership and maintenance responsibilities for "Reserve "A".
9. If the intent is to obtain approval and recording of plat prior annexation, then County

Signature Block will also need to be included on plat.

10. Signature of SHANITA RICE, DEPUTY CITY CLERK to be revised to PAUL LEEKER, CITY CLERK

J. County Surveying

1. States that in the legal description on the third line down the bearing of N 89°03'55" needs corrected to N 89°03'55" E.
2. States in the legal description on the sixth line down the bearing of S 82°24'14" W needs corrected to S 89°03'55" W.
3. Advises to label previous platted Lot corners along at the Northeast and Southeast corners of the plat.

K. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements at this time. Ladonna Vanderford, Area Design Representative, will be the contact for this lot split and any project associated with it. She can be contacted at (316)250-8963. Any relocation or removal of existing service or equipment due to this plat will need to be discussed and will be at the applicant's expense. There are no transmission noted around the plat.

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) A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- 3) Copy of signed Water Removal Certificate.
- 4) Copy of signed Outside City Water and Sewer Applications.
- 5) Driveway Closure Certificate.
- 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 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).