

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB2023-00031 – BRIDGER AT CENTRAL ADDITION (City)

OWNER/APPLICANT: Donald and Micki Albert, 120 South 151st Street West, Goddard, KS 67052-9404; Leslie and Vanessa Albert, 14601 West Central, Wichita, KS 67235-9336; Bruce Family Revocable Trust, 1930 North Topaz, Wichita, KS 67212-1400; Barbara and Eric Philips, 122 Cedar Cove, Pelham, AL 35124-1658; (Contract purchaser) Bridger on Central, LLC, (Attn: Fisher Wells), 1717 North Main Street, Suite 4650, Dallas, TX 75201

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of West Central Avenue and North 135th Street West (District V)

SITE SIZE: 152 acres

NUMBER OF LOTS

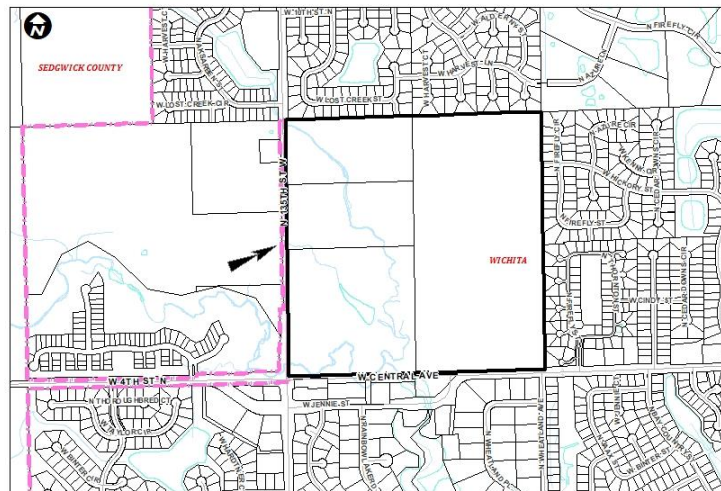
Residential:	305
Office:	
Commercial:	
Industrial:	—
Total:	305

MINIMUM LOT AREA: 7200 square feet

CURRENT ZONING: TF-3 Two-Family Residential, SF-5 Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This unplatted site was recently annexed. A zone change (ZON2022-00069) was approved for TF-3 Two-Family Residential for the site with the exception of 50 lots for SF-5 Single-Family Residential.

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 (Item L).

STAFF COMMENTS:

A. City of Wichita Public Works and Utilities Department requires that water be extended to all lots and blocks. Sanitary sewer shall be extended to all lots and blocks except Lots 16-20, Block K. Water transmission acquisition fees are owed on all lots and blocks. Depending on how the sanitary sewer main is extended, acquisition fees may or may not be due for all Lots and Blocks.

City of Wichita Public Works and Utilities Department advises a water transmission line will need to be extended along North 135th Street West before Blocks A and B can be served with City of Wichita water. A sanitary sewer main will have to be extended along West 135th Street West, from the north, before Block A & B can be served with City of Wichita sanitary sewer.

A utility plan is requested with planned sanitary sewer depths.

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.

The platlor's text shall include language that the drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities.

The platlor's text shall include language that the street, drainage and utility easements are hereby granted to the public as indicated for street and drainage purposes and for the construction and maintenance of all public utilities.

City Public Works advises the platlor's text needs to include language that "No regrading within abutting rights-of-way shall be allowed with the construction of the berms allowed within the Reserves."

The platlor's text shall state, "No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department."

The platlor'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."

The Subdivision Regulations state that for any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.

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- B. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.

City Fire requires for developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide two separate and approved fire apparatus access roads.

When City Fire requires two fire apparatus access roads, they shall be placed a distance apart following D107.2.

- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

- D. City Stormwater Management advises the applicant needs to submit a drainage plan for review.

- E. Access controls are needed. The plat proposes two street openings along 135th Street and two street openings along Central. County Public Works approves access controls within the unincorporated sections of Central Avenue and 135th Street West. City Traffic Engineering approves the easternmost opening along Central. The final plat shall reference the dedication of access controls in the platlor's text.

The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Drive Approach Closure Certificate in lieu of a guarantee may be provided.

Traffic Engineering advises that traffic calming elements will need to be designed for the following:

Forestview & Forestview Ct. (middle)
Cindy and Rainbow Lake
Limuel and Rainbow Lake
Kenny Street
Bekemeyer and Wheatland Ave.

- F. The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. 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.
- H. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities. The platlor'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."
- I. 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.

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- J. 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.
- K. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- L. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations for Lots 15 and 16, Block K, and Lot 9, Block L. The Subdivision Regulations state 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.

- M. The Wichita Bicycle Master Plan denotes a bicycle/pedestrian shared use path running through this property. It is requested that a public access easement be listed as a use in Reserve A for a shared use pedestrian and bicycle path.
- N. GIS has approved the street names. It is requested the arterial be denoted as “N 135TH ST W”.
- O. The 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.
- P. Since the subdivision is partially in a FEMA-regulated floodplain, the floodway certificate needs included on the final plat.
- Q. In accordance with the Backyard Drainage Policy, the plat shall be corrected to state that “A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners’ Association and be provided for in the Homeowners’ Association covenants.”
- R. In accordance with the Backyard Drainage Policy, a restrictive covenant shall be submitted stating: “A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners’ Association and be provided for in the Homeowners’ Association covenants. The property owner shall provide a copy of the Individual Lot Grading Plan and the Individual Lot Grading Plan Certificate pertaining to such owner’s lot to any person installing a lawn, landscaping, fencing, or other improvements or structures and require them to maintain the grade levels shown on the Individual Lot Grading Plan Certificate.”

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- S. City Environmental Health requires any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.
- T. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.
- U. The plat shall delete the solid line at the north end of Liberty.
- V. 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 required by Article 8 for fire protection shall be as per the direction and approval of the Fire Code Official.)
- W. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. 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.
- CC. Evergy will need to request additional easements. Heide Bryan, Design Representative, will be the contact for this plat and can be contacted at 316-261-6354. Any relocation or removal of existing service due to this plat will be at the applicant's expense.
- DD. A PDF of the recorded plat should be sent to kwilson@wichita.gov and abias@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).