

STAFF REPORT
(Final Plat)

CASE NUMBER: SUB2025-00005 – SUNSHINE VILLAGE ADDITION (CITY)

OWNER/APPLICANT: Superior Homes LP, 3500 N Rock Rd, BLDG 1600, Wichita, KS 67226

SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 117 E. Lewis St., Wichita, KS 67202

LOCATION: East along South Meridian Avenue and 1/4-mile south of West 55th Street South (District IV)

SITE SIZE: 155.26 acres

NUMBER OF LOTS

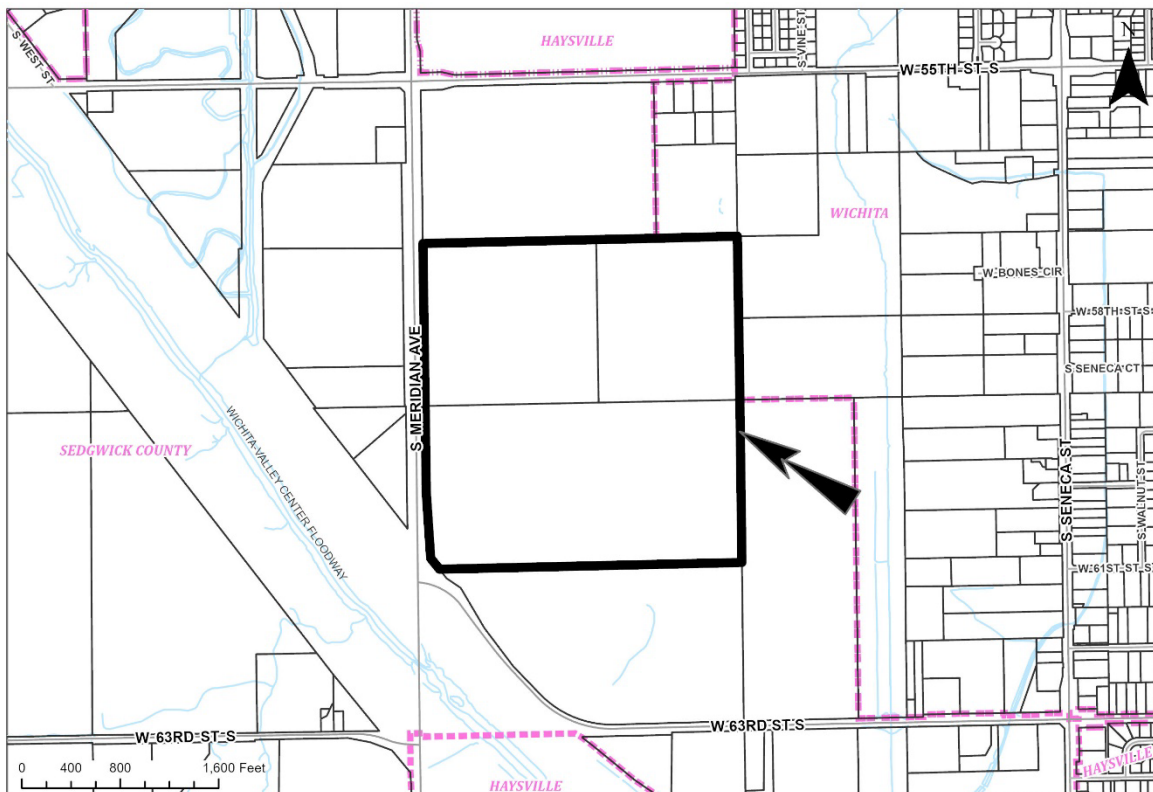
Residential:	494
Office:	
Commercial:	
Industrial:	
Total:	<u>494</u>

MINIMUM LOT AREA: 0.13 acres

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

PROPOSED ZONING: SF-5 Single-Family Residential & TF-3 Two-Family Residential

VICINITY MAP



Note: This is a Final Plat for a 494-Lot Residential Subdivision on property located within the City of Wichita. This plat is also located within the Haysville Area of Influence. A copy of the preliminary plat was forwarded to City of Haysville for comments and are included in this report.

Complete Access Controls are provided along South Meridian Avenue with (3) openings.

WAIVERS: There are no waivers 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. City of Wichita Public Works and Utilities Department

1. Requires public water and public sanitary sewer be extended, and a petition signed for all lots and blocks.
2. Water transmission and sanitary sewer main (acquisition) fees are due for all lots and blocks.
3. A utility plan showing planned sanitary sewer depths is requested. Additional easement(s) may be required upon review.
4. The applicant must submit a request for future water mains to extend a water transmission line south from W. 55th St. to serve this site.
5. The applicant must submit a request for future sanitary sewer mains to construct a lift station and extend a sanitary sewer line to serve this site.
6. Requests a 20' utility easement on the west side of lots 22 & 23, Blk 15.

B. County Public Works (Comments from Preliminary Plat. County Public Works to confirm applicable comments)

1. Any modifications in the existing storm sewer in Meridian will require a Highway permit.
2. 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.
3. Approves of the connections to the north, south and east.
4. Recommends 75ft of access controls along streets connecting to Meridian.

C. City Stormwater Management

1. At the time of writing this report, a drainage plan had not been submitted.

D. City Fire

1. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.
2. City Fire Department 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.
3. Future street stubs shall have unobstructed access to future developments.

E. Traffic Engineering

1. Traffic Calming elements will be needed for Penelop, 59th, Jameson & Euclid Streets.
2. Openings, Access Controls and Right-of-Way are approved.

F. GIS

1. GIS requests Hickham be changed. We have an established road of Hickam and the names are too similar.

G. City Environmental Health (EH)

1. GIS shows that City water and sewer is present. The expectation of Environmental Health is that any development of these lots will be on City water and City sewer. 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

H. Planning

1. Cul-de-sac radius dimension needed for JAMESON CIR.
2. Remove “streets” from Reserve E & F in platlor’s text

I. County Surveying

1. States the 140’ KG&E Easement in Reserve’s A, B, and C scales 150 feet.

J. Evergy

1. Evergy Distribution has reviewed this plat and we will not request additional easements, forwarded to agent. Proposed Street Light placement to be approved by Traffic Engineering. Heide Bryan, Area Subdivision Representative, will be the contact for this plat and project related to it. She can be contacted at (316) 261- 6354. 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.
2. Evergy Transmission holds and easement across the property. Use of, or encroachment into, is subject to review and approval of final construction plans. This includes but is not limited to any roads or public use areas. Tim Vice, Engineering Tech.

K. City of Haysville-Preliminary Plat Comments

1. The unplatted tract to the north (owner: Rojo Farms LLC) may need the zoning updated. A zone change request will be seen by Sedgwick County Board of Commissioners in March.
2. May need to increase the width of Sedgwick Ave. It is currently listed as 29 ft from the centerline. May need to be 32ft.
3. Jacob Street should be renamed 58th street. The proposed 58th street does not line up with the existing 58th street. A new name should be chosen for the proposed 58th street. Suggest continuing Jacob Street/58th Street onto unplatted edge of property for future growth.
4. Recommends not using the 59th street name. The existing 59th street lines up best with proposed Reserve A, not with the proposed 59th street.
5. There is an existing James Street name in Wichita/Haysville. A new name could be suggested for Jameson Street.

6. Block 6 and Block 2 may be longer than 1200 ft. Blocks of this length are not allowed per Haysville's subdivision regulations. The blocks are also longer than 800 ft, so a pedestrian access easement no less than 10 ft wide should be provided approximately at the mid-point of the block. A sidewalk shall be placed along the right-of-way.
7. Block 17 and Block 18 are longer than 800 ft. A pedestrian access easement no less than 10 ft wide should be provided approximately at the mid-point of the block. A sidewalk shall be placed along the right-of-way.

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) Driveway Closure Certificate shall be submitted.
- 3) Document that establishes the pipeline easement shall be submitted.
- 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/floodway 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) 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.).
- 2) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 3) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 4) 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.
- 5) For those reserves being platted for public sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This

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covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the same manner as if they were in street right-of-way in the event the owners fail to do so.

- 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 to 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).