

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

**CASE NUMBER:** SUB2025-000028 –CEDAR VIEW VILLAGE 2<sup>ND</sup> ADDITION (CITY)

**OWNER/APPLICANT:** Bennett Group, LLC. 2109 W. Harborlight Ct., Wichita, KS 67204

**SURVEYOR/AGENT:** MKEC Engineering Inc., 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** North of East Lincoln Street and within a quarter mile east of South Greenwich Road (District II)

**SITE SIZE:** 1.73 acres

**NUMBER OF LOTS**

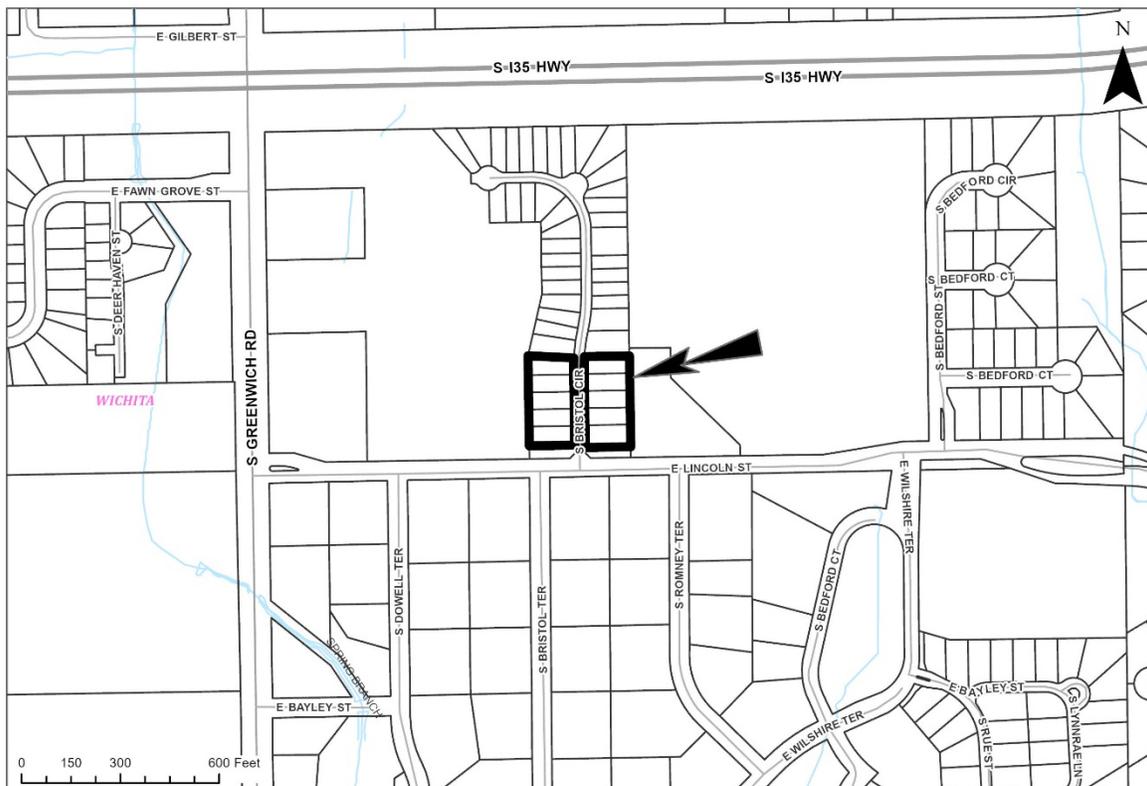
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

**MINIMUM LOT AREA:** 0.11 acres

**CURRENT ZONING:** SF-Single Family Residential

**PROPOSED ZONING:** PUD – Planned Unit Development

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 14-Lot Residential Subdivision on property located within the City of Wichita. This is a replat of a portion of Cedar View Village Addition.

The applicant is requesting a zone change from SF-5 Single Family Residential to PUD-Planned Unit Development for the plat which is associated with case PUD2025-00008. The PUD and associated PUD provisions will allow for a unique single-family zero-lot-line development that integrates into an existing multi-family community that provides an alternative housing type.

**WAIVERS:**

1. The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for all Lots within the subdivision. 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. City of Wichita Public Works and Utilities Department

1. Requires public sanitary sewer be extended to the south lot line, and a petition signed for Lot 6, Block 2. A cleanout can be used instead of a manhole.
2. Existing special assessments will be respread on a square-foot basis in the absence of a respread agreement.
3. Requests the front building setback to be moved to 25' for Block 2.

B. City Stormwater Management

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

C. City Fire

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

D. Traffic Engineering

1. Approved, no further comment.

E. 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.

F. Planning

1. Plator'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".
2. BRYAN FRYE to be revised to BRYAN K. FRYE

G. County Surveying

1. Will need to review final mylar.

H. Evergy

1. Evergy has reviewed this plat and requested to retain existing infrastructure of 5' easements on both sides of existing facilities, map forwarded to agent. There will be changes required to existing infrastructure to feed these 14 lots, these changes will be 100% developer's expense. Kevin Rieschick, Area Subdivision Representative, 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 discussed 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) A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.
- 3) 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."
- 4) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 5) 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.
- 6) Perimeter closure computations shall be submitted with the final plat tracing.
- 7) 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) 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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)).