

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

**CASE NUMBER:** SUB2025-00034 – COLTER RIDGE ADDITION (CITY)

**OWNER/APPLICANT:** BM Colter Ridge, 4514 Cole Ave., Suite 800, Dallas, TX 75205

**SURVEYOR/AGENT:** Professional Engineering Consultants, PA, 303 South Topeka Ave.,  
Wichita, KS 67202

**LOCATION:** South along West 55<sup>th</sup> Street South and approximately 500 feet east of  
South Meridian Avenue (District IV)

**SITE SIZE:** 52.2 acres

**NUMBER OF LOTS**

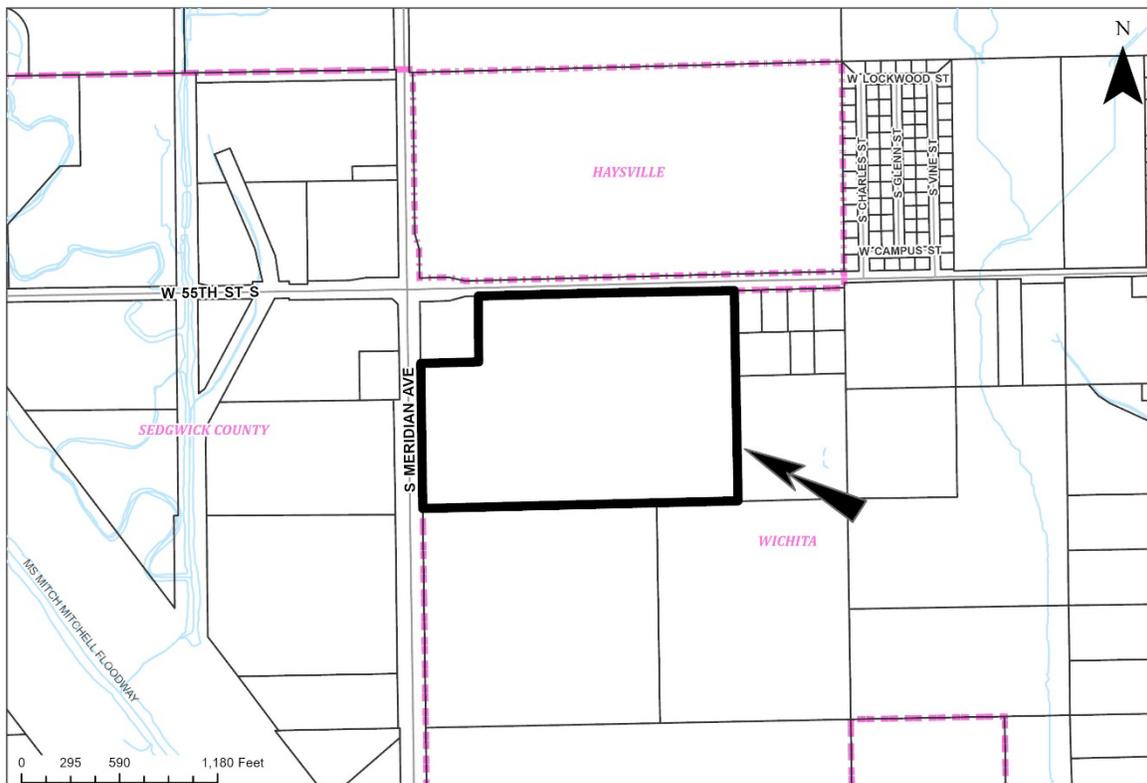
Residential:	146
Office:	
Commercial:	
Industrial:	
Total:	<u>146</u>

**MINIMUM LOT AREA:** 0.164 acres

**CURRENT ZONING:** TF-3 – Two-Family Residential

**PROPOSED ZONING:** TF-3 – Two-Family Residential

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 146-Lot Residential Subdivision on property located in the City of Wichita. The property is located within the City of Haysville Area of Influence. A copy of the plat had been forwarded to City of Haysville.

Complete Access Controls with (1) opening along Meridian Avenue and along West 55<sup>th</sup> Street South with (1) opening.

The applicant has platted 20-foot front building setbacks for all lots, which represents an adjustment of the Zoning Code standard of 25 feet for the T-3 Two-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER from the requirement to provide a stub street to unplatted property to the east. Subdivision Regulations 7-201(v) states: “When a proposed subdivision is adjacent to unplatted property, the platting of stub streets, to provide future access to the adjacent unplatted tract, shall be provided.” The proposed stub streets are intended to provide “public” access to adjacent property, providing connectivity between neighborhoods and reducing traffic in and out of subdivisions from main roadways.

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. This plat is inside Haysville’s 2035 Urban Growth Area. Haysville should be contacted before water and sanitary sewer is extended.
2. Utility plan with planned sewer depths. Additional easement may be requested.
3. Water transmission and sanitary sewer main (acquisition) fees are due for all lots and blocks.
4. Request a total of 20’ utility easement across the rear of lots 3-11, Block F & Reserve “B”.
5. Requests an additional 10’ utility easement 10’ on the west side of Lot 1, Block E for a total of 20’.
6. Requests a 30’ drainage & utility easement centered in the rear of Lot 15, Block C.
7. Requests a 30’ drainage & utility easement centered in the rear of Lot 14, Block C for a length of at least 10’ in the southwest corner.
8. Requests a 20’ utility easement in the rear of lots 15-29, Block A. That is not in the existing KG&E easement.
9. Requests a 10’ utility easement along the west side of Lot 1, Block E.
10. Requests a 20’ utility easement along the west side of Lot 14, Block C.
11. The recording information for private waterline easement should be on face of the plat. Bk-pg 29536985.
12. 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 from S. Meridian Ave. Watch out for phasing, only 6 fire hydrants allowed on dead-end waterlines.

B. City Stormwater Management

1. Drainage Plan submitted 6.24.25 and approved on 6.25.25.

C. 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.

D. Traffic Engineering

1. Traffic engineering will continue working with the agent to obtain pedestrian access on the west end of 56<sup>th</sup> Street South.
2. Access Controls, Openings and Right-of-Way are approved.
3. It is traffic engineering's understanding that auxiliary turn lanes and pedestrian crossing will be done by petition on 55<sup>th</sup> Street.

E. City Environmental Health (EH)

1. GIS shows that City water and sewer is present off to the northeast of the site. 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. Street label to be revised to include directional prefixes (SOUTH MERIDIAN AVENUE & WEST 55<sup>TH</sup> STREET SOUTH).

G. GIS

1. Recommends/Questions whether "Hiram" street between Lot 29, Block A and Lot 17, Block F be revised to "Euclid".

H. County Surveying

1. States that on the Final Plat "Benchmarks" need to be shown.
2. The dimension needs to be added along the southwest line of Lot 24, Block C.
3. The dimension needs to be added along the southwest line of Lot 1, and Lot D.
4. The dimension needs to be added along the southeast line of Lot 12, Block D.
5. The dimension needs to be added along the southwest line of Lot 39, Block D.

I. County Public Works

1. 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.
2. The access controls are approved.
3. Any modifications in the existing storm sewer in Meridian will require a Highway permit.

4. Requests auxiliary lanes and pedestrian refuge island on 55th street near subdivision entrance.

J. Evergy

1. Evergy Distribution – Evergy Distribution has reviewed this plat, and will not need to request additional easements. Proposed Street Light 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 - Engineering has reviewed this plat. Greg Roy, Lead Engineering Tech, will be the contact for Transmission Engineering. He can be reached at (785) 379-4476.

**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.
- 3) 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.
- 4) 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.
- 5) 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 the streets, traffic calming elements, and a stub street constructed to the south property line
- 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](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

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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 to [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)).