

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

CASE NUMBER: SUB2025-00036 – FALCON CREST ADDITION (CITY)

OWNER/APPLICANT: Dillon Real Estate Company Inc., 1014 Vine St., 7th Floor, Cincinnati, OH 45202

SURVEYOR/AGENT: Garber Surveying Service, 544 West Douglas Ave., Wichita, KS 67203

LOCATION: Northwest corner of South Meridian Avenue and West Burton Avenue (District IV)

SITE SIZE: 1.013 acres

NUMBER OF LOTS

Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	24

MINIMUM LOT AREA: 0.013 acres

CURRENT ZONING: LC - Limited Commercial

PROPOSED ZONING: PUD – Planned Unit Development

VICINITY MAP



Note: This is a One-Step Final Plat for a 24-Lot Residential Subdivision on property located within the City of Wichita. This is a replat of a portion of Dillon 6th Addition.

The applicant is requesting a zone change from LC Limited Commercial to PUD-Planned Unit Development for the plat which is associated with case PUD2025-00004. The PUD and associated PUD provisions will allow for a high-density single-family residential development through flexible development regulations.

Complete Access Controls are included along South Richmond Avenue and South Meridian Avenue. Control Access Controls are also platted along West Burton Avenue with (2) openings. The applicant has platted 5-foot front yard building setbacks on all lots.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for all Lots. 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. Two options for sanitary sewer connections. A petition is required for all lots.
 - a) Replace the existing 15” VCP (vitrified clay pipe) with 15” PVC. This option must also include language in the platters’ text to allow private sanitary sewer service lines. Traps may be required at connection to the main.
 - b) Extend a new 8” sanitary sewer line to serve all lots.
2. Revise the platters’ text for Reserve “A” to state: “Utilities confined to easements.”
3. Requires water be extended, and petition signed for Lots 10-15. Water services cannot connect to the 36” PCSC watermain in Burton St.
4. The proposed 20’ utility easement should be offset by 2’-4’ on the existing 15” sanitary sewer line.
5. Requests that, along the south side of the plat, the building setback line to be a minimum of 15’, and that the utility easement to be at least 10’
6. Requests a total of 15’ utility easement on north side of plat. The other 10’ can be dedicated by separate instrument. Include recording information on the face of the plat.

B. City Stormwater Management

1. Drainage Plan submitted on 6.18.25 and approved on 6.23.25.

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. Show dimensions for existing ROW on Final Plat.
2. Access Controls and Openings are approved.

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. A PUD adjustment is needed so that the perimeter of the proposed lots matches the perimeters of the PUD parcel boundaries.
2. On the final plat tracing, a note shall be placed on the face of the plat indicating that this addition is subject to the conditions of Planned Unit Development # 138.
3. Subdivision to be platted into a Block. Indicate Block number/lettering on face of plat and reference "BLOCK" in plattor's text.
4. Street directional prefixes and suffixes to be included on street labels and throughout text as applicable.
5. The final plat shall 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 applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual."
6. The final plat shall state that: "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."
7. Plattor'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."
8. Plattor's text shall state: "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."
9. The plattor'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."

G. County Surveying

1. Will need to provide final comments.

H. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements or streetlights needed on this project at this time. Heide Bryan, Area Subdivision Representative, will be the contact for this plat and any project associated with it. She is currently working with the applicant on Evergy's equipment, as this is one lot, easements are not needed to serve it. She can be contacted at 316-261-6354. 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. No transmission noted in or near 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 Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.
- 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) 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 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 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.

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- 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. 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).