

Note: This is a One-Step Final Plat for a 27-Lot Residential Subdivision on property located in the unincorporated county and within 3-miles of the City of Wichita; however, the applicant will be requesting annexation into the City of Wichita and a zone change for SF-20-Single Family Residential to SF-5 – Single Family Residential. Approval of the annexation will be needed prior to this plat being scheduled for City Council review.

WAIVERS:

- 1) The applicant requests a MODIFICATION/WAIVER from the requirement to provide a stub street to unplatted property to the north, west, and south. 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.
- 2) The applicant requests a MODIFICATION/WAIVER to allow street length of more than 1,200 feet and no emergency access easement for Rockhill Street and Flutter Lane. Subdivision Regulation Section 7-201(R) states: “In order to provide for the development of residential areas characterized by streets with reduced traffic speeds, volumes and the absence of through traffic, the platting of streets with a single point of ingress and egress (cul-de-sac) is permitted. Streets that are designed to have a single point of ingress and egress shall not be longer than 800 feet for urban subdivisions, and 1,200 feet for suburban subdivisions. For urban subdivisions, culs-de-sac shall be provided with a circular turnaround right-of-way with a turn-diameter of at least 70 feet and a street property line diameter of at least 100 feet.” Subdivision Regulation Section 7-201(R) further states: “Emergency access easements shall be dedicated to mitigate the concerns regarding emergency access that are created by cul-de-sac streets that exceed 800 feet in length in urban subdivisions or 1,200 feet in length in suburban subdivisions. A guarantee shall be submitted by the subdivider that assures the construction of an all-weather roadway surface within an emergency access easement along with all planned access points to adjacent public or private street systems. The subdivider shall also guarantee any required gating, fencing or special signing necessitated by the platting of an emergency access easement.” Since the above regulations are based on public safety measures and requirements, MODIFICATION/WAIVER from this requirement shall only be granted with the approval of City Fire Department.

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. Additional utility easement is requested in the front of each lot. For anticipated front-loaded sanitary sewer.
2. Requests a utility plan w/ planned sewer depths. Additional easement may be requested.
3. A Water meter removal certificate needs to be signed. For a meter located at 15602 E Rockhill Ct.
4. An outside City agreement is requested for all lots if this plat is not annexed into the City of Wichita.

5. Requires water and sanitary sewer be extended, and petitions signed for all lots.
6. Water transmission and sanitary sewer main (acquisition) fees are due for all lots and blocks.
7. Requests a 20' utility easement running north and south. Centered on the west line of lot 9
8. Only 6 fire hydrants are allowed on the dead-end waterline. A loop will have to be made somewhere in order to make this work.

B. City Stormwater Management

1. Drainage Plan submitted on 6.20.25 and approved on 6.20.25.

C. City Fire

1. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.
2. Approves waiver, must have a minimum 26' bump out in the areas of hydrants.

D. Traffic Engineering

1. No 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. The applicant shall guarantee the paving of the private street (Reserve C) to a public street paving standard. As private improvements, such guarantee shall not be provided through the use of a petition.

G. County Surveying

1. Recommends adding a bearing at the east end of Rockhill Street, at the 18.17ft segment.

H. GIS

1. No comment

I. County Stormwater Management

1. Requests a drainage plan.

J. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements. Proposed Street Light placement to be approved by Traffic Engineering. 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 noted 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) Water Meter Removal Certificate.
- 3) A restrictive covenant shall be submitted regarding the private street (Reserve C), which sets forth ownership and maintenance responsibilities.
- 4) Since this plat proposes the platting of narrow street right-of-way with adjacent 25-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.
- 5) 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.”
- 6) 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.
- 7) 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.
- 8) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 9) 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.
- 10) Perimeter closure computations shall be submitted with the final plat tracing.
- 11) 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).

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July 3, 2025

- 2) 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.
- 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) 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.
- 6) 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.
- 7) 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.
- 8) 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).