



Note: This is a Revised Preliminary/Final Plat for a 323-Lot Residential Subdivision on property located within the City of Wichita. The original plat was reviewed last year and included 377 lots.

Complete Access Controls are indicated along North 135th Street West with (2) 70-ft full movement openings.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for all Lots in Blocks 1,4,5,7,8 and Lots 57-105 Block 6. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- 2) The applicant requests a MODIFICATION/WAIVER allow for platted of streets with dead ends. The Subdivision Regulations Section 7-201(R) states: “For urban subdivisions, cul-de-sacs 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.” The proposed Windbreak Court(s) do not include the required cul-de-sacs. Approval of this waiver shall be contingent upon City of Wichita Fire Department’s approval.
- 3) The applicant requests a MODIFICATION/WAIVER for no stub streets to adjacent unplatted property. The Subdivision Regulations Section 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 proposed subdivision indicates Fire Apparatus Access roads to the existing Aksarben Street to the north and to the unplatted property located to the west. The proposed Fire Apparatus Access only provides gated emergency vehicular connection to adjacent property and does not provide the “public” access as stated and intended in the Subdivision Regulations.
- 4) The applicant requests a MODIFICATION/WAIVER for allow for no temporary turnaround for “stub streets” greater than 150-feet. The Subdivision Regulations Section 7-201(V) states: “If the length of the stub street is greater than 150 feet, a temporary turnaround shall be platted or established by separate instrument. If platted, the platlor's text shall indicate that the turnaround will be automatically vacated upon extension of the street.” Proposed Windbreak Circle does not comply with this requirement. Approval of this waiver shall be contingent upon City of Wichita Fire Department’s approval.

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 that water and sanitary sewer be extended to all Lots and Blocks.
2. Water transmission & sanitary sewer main (acquisition) fees are due for all Lots and Blocks.
3. Watch out for waterline phasing. Only 6 fire hydrants on an unlooped 8” line.

SUB2024-00006 – Plat of COURTYARD AT JACOBS FARM SECOND ADDITION  
February 6, 2025

4. A 24" water transmission line, running north and south along 135th St. is currently being constructed. The project will need to be released before any connections are allowed.
5. A 24" sanitary sewer main will need to be constructed before this plat is served by City of Wichita sanitary sewer.
6. Lots 8-55, Block 6
  - a. Need to clarify how public water & sanitary sewer will serve these Lots.
  - b. Will pavement be special assessed but privately maintained? May need additional plat's text.
  - c. A 15' utility easement is requested, running east and west to loop dead end water lines.
  - d. A 10' utility easement is requested along the west side of the 32' FAAR & utility easement, running north and south.
7. A public drainage easement is requested in the northeast portion of the plat for a public drainageway.

B. City Stormwater Management

1. Drainage plan was received on 1/28/2025 and is in the process of being reviewed.

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.
3. Plat not approved. WFD's understanding was tapered alleys to meet 150' hose stretch (as Moorings Subdivision).

D. Traffic Engineering

1. No comments.

E. County Public Works

1. States 135th is in the process of being annexed by the City of Wichita

F. City Environmental Health (EH)

1. GIS shows that City water and sewer is in the area. The expectation of Environmental Health is that these lots will be on City water and City sewer, as proposed. 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.

G. GIS

1. Approves of street names.

H. Planning

1. Since Reserve D includes a swimming pool. The design for the pool must be submitted to Environmental Health Division for review prior to issuing a building permit for the pool and site submitted to MAPD.
2. The Wichita Bicycle Master Plan indicates a bike/pedestrian shared use path running through this property. As standard for all such subdivisions, a 20-ft wide public access easement shall be created and dedicated for a shared use pedestrian and bicycle path as part of the subdivision plat. However, for this subdivision, it was agreed upon with Planning staff and the applicant/developer that a public access easement be allowed to be provided and dedicated by separate instrument at the time the location of said path is determined. As indicated in the plat's text, proposed Reserve D uses do allow for a public shared-use path.
3. "Jamie Buster" signature to be revised to "Paul Leeker".

I. County Surveying

1. Will comment directly to the consultant.

J. Evergy

1. Evergy has reviewed this plat, and we will not need to request additional easements at this time. Proposed Street Light placement to be approved by Traffic Engineering. Heide Bryan, Area Subdivision Representative will be the contact for this plat. She can be contacted at (316)261-6354. 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 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) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 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) 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 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) A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.

- 7) 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.
- 8) Perimeter closure computations shall be submitted with the final plat tracing.
- 9) 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 Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 3) 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.
- 4) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 5) 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.
- 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 [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)).