

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** SUB2025-00005 – MERIDIAN VILLAGE ADDITION (CITY)

**OWNER/APPLICANT:** Superior Homes LP, 3500 N Rock Rd, BLDG 1600, Wichita, KS 67226

**SURVEYOR/AGENT:** K.E. Miller Engineering, P.A., 117 E. Lewis St., Wichita, KS 67202

**LOCATION:** East along South Meridian Avenue and 1/4-mile south of West 55th Street South (District IV)

**SITE SIZE:** 155.26 acres

**NUMBER OF LOTS**

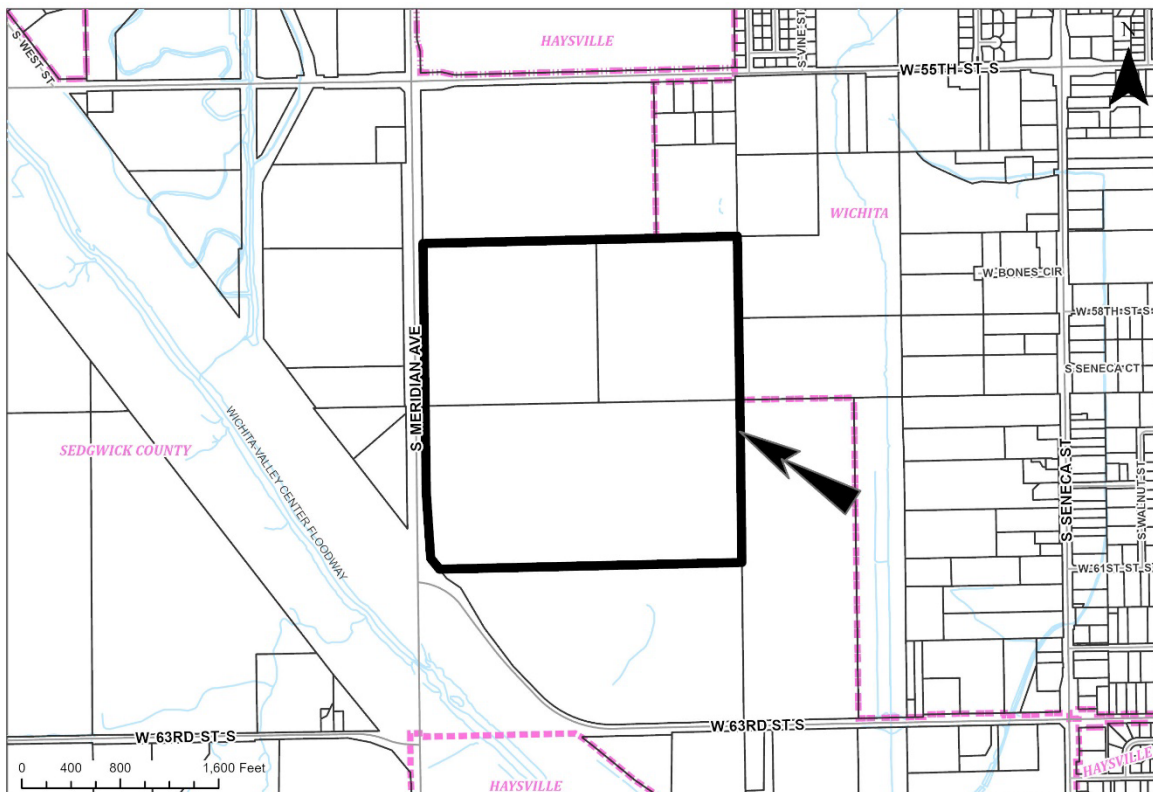
Residential:	444
Office:	
Commercial:	
Industrial:	
Total:	<u>444</u>

**MINIMUM LOT AREA:** 5.17 acres

**CURRENT ZONING:** SF-5 Single-Family Residential & TF-3 Two-Family Residential

**PROPOSED ZONING:** SF-5 Single-Family Residential & TF-3 Two-Family Residential

**VICINITY MAP**



Note: This is a Preliminary Plat for a 444-Lot Residential Subdivision on property located within the City of Wichita. This plat is also located within the Haysville Area of Influence. A copy of the plat has been forwarded to City of Haysville for comments.

Complete Access Controls are provided along South Meridian Avenue with (3) 64' openings.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lots 41 and 42, Block 6, and Lot 8 Block 21. 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 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. A utility plan is requested w/ sanitary sewer planned depths. Additional easement may be requested once it has been reviewed.
4. Request information regarding access to sanitary sewer for this plat.

B. County Public Works

1. Any modifications in the existing storm sewer in Meridian will require a Highway permit.
2. Advises 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.
3. Approves of the connections to the north, south and east.
4. Recommends 75ft of access controls along streets connecting to Meridian.

C. City Stormwater Management

1. Sedgwick County has provided drainage comments to the City of Wichita to coordinate with the applicant's engineer, since it is a City of Wichita plat. City Stormwater Management will meet with the consultant on 1/20/2025 to discuss the drainage plan.

D. 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. WFD approves, no additional comments.

E. Traffic Engineering

1. Traffic calming elements will be needed for all streets. Traffic Engineering will work with agent on details
2. Openings and Access Controls are approved.

F. GIS

1. Proposed “Jacob” is too close to existing “Jacobs”. Name to be revised and recommends “Hickham St.”

G. 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.

H. Planning

1. “Shanita Rice” to be revised to “Paul Leeker – City Clerk”.
2. Name of subdivision already exists and new name shall be established.
3. Plator’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.”
4. 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”.
5. Plator’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.”

I. County Surveying

1. There are two block 1’s, one of these blocks needs a new block number.
2. The lot east of Lot 33, Block 2 is missing the lot number.

3. The 140' KG&E Easement in Reserve's A, B, and C scales 150 feet.
4. The dimension along the south line of Lot 1, Block 2 needs corrected.
5. The dimension along the south line of Lot 1, Block 5 needs corrected.
6. The dimension along the west line of Lot 20, Block 6 needs corrected.
7. Dimension needs added along the west line of Lot 21, Block 6 at the north end.
8. Dimension needs added along the centerline of Saint Clair Avenue, south of 59th Street South intersection.
9. Dimension needs added along the centerline of Saint Clair Avenue, north of 60th Street South intersection.
10. Jameson Court should be Jameson Circle.
11. 60th Court needs right-of-way width dimension added.
12. In the legal description "developed" needs changed to "described".
13. The paragraph under the legal description "All easements" needs changed to "All public easements".

J. Evergy

1. Evergy Distribution - Evergy Distribution has reviewed this plat, and we will need to request additional easements, forwarded to agent. 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.
2. Evergy Transmission - Evergy has a 138kV transmission line within the platted area. They clearly show our easement on the One-Step final plat. Transmission mark up with comments forwarded to agent. Also, a reminder Evergy Transmission will need to see final plans including but not limited to grading plans, landscaping plans, road and street lighting plans. And any other plans for improvements within the noted Evergy transmission line easement. Greg Roy, Lead Engineering Tech for Transmission Engineering is the contact for transmission comments, and he can be reached by email [greg.roy@evergy.com](mailto:greg.roy@evergy.com) or phone 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 shall be submitted.
- 3) Document that establishes the pipeline easement shall be submitted.
- 4) 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.
- 5) For those reserves being platted for drainage/floodway 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.

- 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 Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 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) 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) 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)).