

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB2025-00011 – JACKSON HEIGHTS RESIDENCES ADDITION (CITY)

OWNER/APPLICANT: Build Wichita, Inc., PO Box 780789, Wichita, KS 67278

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

LOCATION: 800 feet north of East Douglas Road and one-third mile west of North 127th Street East (District II)

SITE SIZE: 4.845 acres

NUMBER OF LOTS

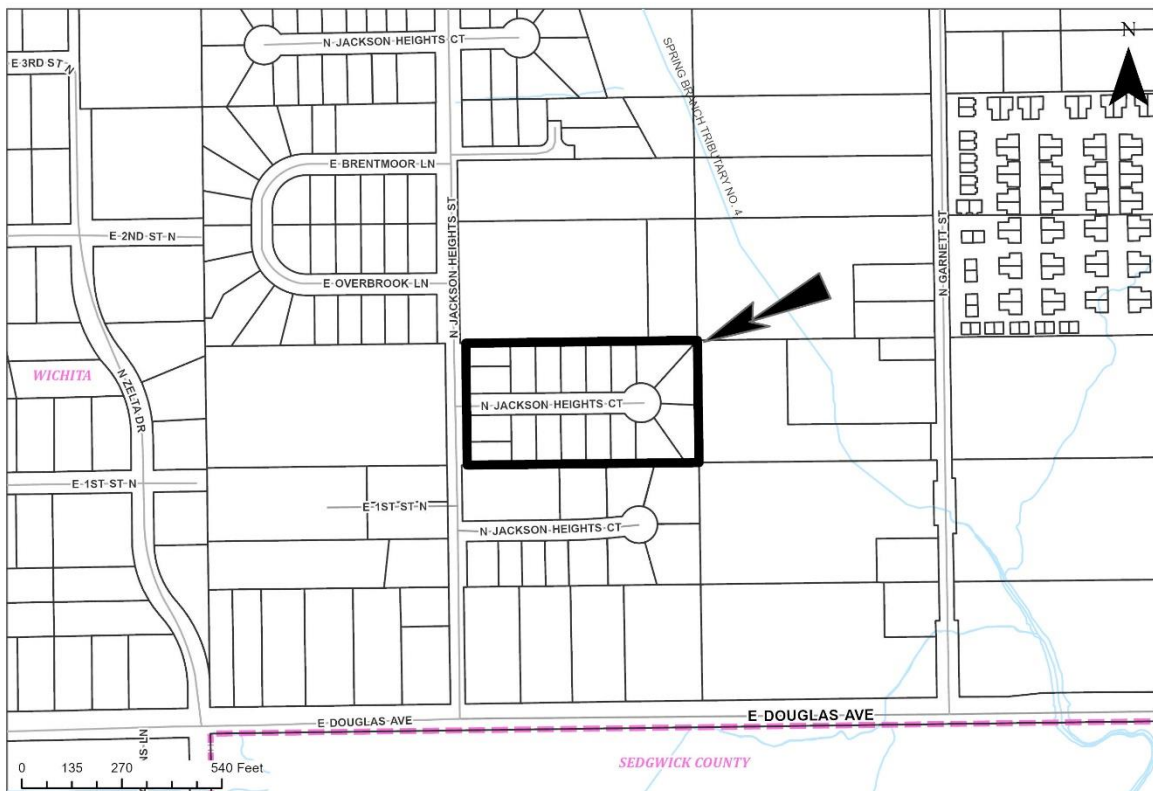
Residential:	25
Office:	
Commercial:	
Industrial:	
Total:	25

MINIMUM LOT AREA: 0.13 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 25-Lot Residential Subdivision on property located within the City of Wichita. This subdivision is a replat of the 18-lot Jackson Heights Townhomes 2nd Addition.

The applicant has platted 20-foot front setbacks for all the lots which represents an adjustment of the Zoning Code standard of 25 feet for the TF-3 Single-Family 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 of the lot depth-to-width ratio of the Subdivision Regulations for Lots 3-23. 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. Sanitary sewer is required to be extended to Lots 21-23.
2. Existing specials will be respread on a square foot basis in absence of respread agreement.
3. A private waterline easement for 225 N Garnett St shall be established by separate instrument and recording information shall be depicted on the final plat. And will need to be relocated at the developer's expense.
4. A water meter relocation certificate needs to be signed.
5. Water transmission (acquisition) fees are due for all lots and blocks.
6. Lot 25 has an existing water meter available.
7. Plator's text shall reference:
 - a. Utility easement.

B. City Stormwater Management

1. Advises drainage plan will need to be submitted for review.

C. City Fire

1. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.
2. Wichita Fire Department approves of the plat.

D. Traffic Engineering

1. Plat should give indication as to the dimension of the right-of-way (ROW) along Jackson Heights Street.

E. City Environmental Health (EH)

1. GIS shows City water and sanitary sewer are present in the area. The expectation of Environmental Health is that 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. Contours to be shown on plat/preliminary plat.
2. Adjacent subdivision manes and zoning to be included on face of plat.
3. The plattor's text shall include language that the "utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
4. Sanitary Sewer Easement located at the southwest corner of Lot 25 needs to be dimensioned and dedicated in plattor's tet.

G. GIS

1. To approve of street name.

H. County Surveying

1. The note under the legal description needs revised to "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended."
2. Show the Access Easement Film 382, Page 690 along the north line of the plat.
3. Dimension the road right-of-way for N. Jackson Heights Street.

I. Evergy

1. Evergy has reviewed this plat and will need to request additional easements. Proposed streetlight placements to be approved by Traffic Engineering. Standard language will apply; Kevin Rieschick is the area Subdivision Representative and will be the contact for this project and plat. He can be reached at (785)410-2986. Any relocation or removal of existing Evergy equipment due to this plat would need to be discussed and would be at the applicant's expense. No Transmission in or near the area of 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) Water Meter Relocation Certificate.
- 3) 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.”

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