

**WICHITA-SEDGWICK COUNTY SUBDIVISION REGULATIONS
DECEMBER 4, 2008 EDITION**

EFFECTIVE: FEBRUARY 13, 2009 (CITY AND COUNTY)

AMENDMENTS: 09/18/09 (CITY AND COUNTY)
09/28/10 (CITY); 10/05/10 (COUNTY)
06/05/12 (CITY); 06/13/12 (COUNTY)
09/15/20 (CITY); 07/22/20 (COUNTY)

TABLE OF CONTENTS

ARTICLE	PAGE
ARTICLE 1. SHORT TITLE	1-1
ARTICLE 2. INTENT AND PURPOSE	2-1
ARTICLE 3. GENERAL PROVISIONS	3-1
PART 1. JURISDICTION, APPLICATION AND EXEMPTIONS	
3-101. Jurisdiction	3-1
3-102. Exception to Jurisdiction	3-1
(A) Haysville Area	3-1
(B) Derby Area	3-1
(C) Mulvane Area	3-2
(D) Valley Center Area	3-2
(E) Other Cities	3-2
3-103. Plat Referral to Other Cities	3-2
3-104. Compliance required as a condition of issuance of a building or zoning permit	3-3
3-105. Exemptions	3-4
3-106. Vesting of Development Rights	3-6
PART 2. ADMINISTRATION AND ENFORCEMENT	
3-201. Division of Responsibility	3-7
3-202. Duties of the Planning Department	3-7
3-203. Duties of the Zoning Administrator	3-8
3-204. Duties of the Planning Commission	3-8
3-205. Duties of the Wichita City Council and the Board of County Commissioners	3-8
3-206. Subdivision Committee of the Planning Commission	3-9
3-207. Utility Advisory Committee	3-9

PART 3. FILING FEES

3-301. Filing Fees 3-9

PART 4. ENFORCEMENT AND PENALTY

3-401. Enforcement 3-9

3-402. Penalty 3-9

ARTICLE 4. PROCEDURE FOR APPROVAL OF SUBDIVISION PLATS**PART 1. SKETCH PLATS 4-1**

4-101. Application for Subdivision Approval 4-1

4-102. Filing Fee 4-1

4-103. Development of Sketch Plat 4-1

4-104. Failure to Agree on Sketch Plat 4-1

PART 2. THE PRELIMINARY PLAT

4-201. Filing of Preliminary Plat 4-1

4-202. Filing Fee 4-1

4-203. Contents of Preliminary Plat 4-2

4-204. Distribution and Review of Preliminary Plat 4-2

4-205. Action by Planning Commission on Preliminary Plat 4-2

4-206. Failure of Subdivision Committee to Act on Preliminary Plat 4-3

4-207. Effect of Approval of Preliminary Plat 4-3

PART 3. FINAL PLATS

4-301. Filing of Final Plats 4-3

4-302. Action of Subdivision Committee 4-3

4-303. Action by the Planning Commission 4-4

4-304. Failure of Planning Commission to Act on Final Plat 4-4

4-305. Submission to Governing Body 4-4

PART 4. FINAL PLATTING OF A PORTION OF AN OVERALL PRELIMINARY PLAT

4-401. Authorization 4-4

PART 5. RESERVED

PART 6. ONE-STEP PRELIMINARY AND FINAL PLATS

4-601. Authorization	4-5
4-602. Submittal	4-5
4-603. Fees	4-5
4-604. Contents of a One-Step Plat	4-5
4-605. Action by Planning Commission on a One-Step Plat	4-5
4-606. One-Step Plat (Tracing) Submittal for Governing Body Approval	4-6

PART 7. PLATTING AS A CONDITION OF ZONING CHANGE APPROVAL

4-701. Authorization	4-6
----------------------	-----

ARTICLE 5. CONTENTS OF PLANS AND PLATS**PART 1. PLATTING ACCURACY**

5-1

5-101. Platting Accuracy	5-1
--------------------------	-----

PART 2. SKETCH PLAT

5-201. Contents of Sketch Plat	5-1
--------------------------------	-----

PART 3. PRELIMINARY PLAT

5-301. Form of Preliminary Plat	5-2
5-302. Contents of Preliminary Plat	5-2
(A) General Information	5-2
(B) Existing Conditions	5-2
(C) Proposed Subdivision Plat	5-3
(D) Additional Data and Information to be Submitted with the Preliminary Plat	5-4
(E) Additional Data and Information to be Submitted with the Preliminary Plat for a Manufactured Home Park	5-4

PART 4. FINAL PLAT

5-401. Form of Plat	5-5
5-402. Content of Final Plat	5-5
5-403. Supplemental Information to be Submitted with a Final Plat	5-10

PART 5. CORRECTIONS AND CHANGES TO RECORDED PLATS

5-501. Corrections to Recorded Plats	5-10
5-502. Changes to Minimum Pad Elevation on Recorded Plats	5-11

ARTICLE 6. LOT SPLITS

6-101. General Intent and Purpose	6-1
6-102. Application Procedure	6-1
6-103. Approval Guidelines	6-2
6-104. Reconfiguration of Reserves	6-3

ARTICLE 7. DESIGN STANDARDS**PART 1. GENERAL STANDARDS**

7-101. Scope	7-1
7-102. Development Plan	7-1
7-103. Land Subject to Flooding	7-1
7-104. Access	7-2
7-105. Parks, Playgrounds, Open Space, Schools and Public Facility Sites	7-2
7-106. Erosion, Stormwater and Soil Control	7-3
7-107. Land Located Within the Flight Paths of Public-Owned Airports	7-3

PART 2. SPECIFIC STANDARDS

7-201. Streets - Layout and Design	7-3
7-202. Alleys	7-18
7-203. Blocks	7-19
7-204. Lots	7-19
7-205. Easements	7-23
7-206. Business, Commercial and Industrial Subdivisions	7-27
7-207. Reserves	7-27
7-208. Drainage	7-29

ARTICLE 8. INSTALLATION OF REQUIRED IMPROVEMENTS

8-101. Subdivision Types	8-1
8-102. Engineering Jurisdictions	8-1
8-103. Required Improvements	
(A) Streets	8-2
(B) Sidewalks	8-4
(C) Sanitary Sewer	8-5
(D) Water Supply Systems	8-8
(E) Fire Hydrants	8-9
(F) Storm Drainage System	8-9
(G) Street Signs	8-9
(H) Underground Wiring	8-10
(I) Monuments	8-10
(J) Relocation of Existing Facilities	8-10
(K) Best Stormwater Management Practices	8-11

ARTICLE	PAGE
(L) Improvements Subject to Flooding	8-11
(M) Off-Site Improvements	8-11
(N) Street Lighting	8-11
8-104. Exceptions for Existing Improvements	8-11
8-105. Agreement, Bond, Deposit and Petitions Guaranteeing Installation of Required Improvements	8-12
8-106. Vacation of a Subdivision	8-14
 ARTICLE 9. IMPROVEMENT PROCEDURES	
9-101. Petitions	9-1
9-102. Final Improvement Plans	9-1
9-103. Content of Engineering Drawings	9-1
9-104. Review of Plans	9-2
9-105. Construction of Improvements	9-2
9-106. Inspection	9-2
9-107. Inspection Procedures	9-3
9-108. Final Inspection	9-3
9-109. Report to the Governing Body	9-3
9-110. Acceptance of Improvements	9-3
9-111. As Built Plans	9-3
 ARTICLE 10. APPEALS, WAIVERS AND MODIFICATIONS	
10-101. Appeals General	10-1
10-102. Appeals on Improvement Standards	10-1
10-103. Waiver of Required Improvements	10-1
10-104. Modification of Design Criteria	10-1
10-105. Modification - Planned Developments	10-2
10-106. Request for Legal Opinion	10-2
 ARTICLE 11. INTERPRETATION, CONSTRUCTION AND DEFINITIONS	
11-101. Interpretation and Construction	11-1
11-102. Definitions	11-1
 ARTICLE 12. AMENDMENTS AND SEVERABILITY	
12-101. Amendments	12-1
12-102. Severability	12-1
 ARTICLE 13. REPEAL AND EFFECTIVE DATE	
	13-1

PART 1. REPEAL**13-101. Repeal****13-1****PART 2. EFFECTIVE DATE****13-201. Effective Date - Original****13-1****13-202. Effective Date - Amendments****13-1**