

**City of Sedgwick
City Council Meeting
February 4, 2026**

TO: Mayor and City Council

SUBJECT: Plat Review – Cardinal 2nd Addition

INITIATED BY: Administration

AGENDA: New Business

Recommendation: It is recommended that city council approve the plat as presented.

Background: The Planning and Zoning Commission met on Tuesday, January 20, 2026 to review the preliminary and final plat for Cardinal 2nd Addition. The Commission approved both plats as presented with no recommended changes. This plat was previously approved by council on May 7, 2025 with no recommendations for change. Staff determined that due to the change of ownership on the plat, it should be brought before Planning and Zoning and the Governing Body for approval.

Financial Considerations: If approved, the next phase would be infrastructure development. The developer, Peace by Piece LLC, is seeking the creation of a Reinvestment Housing Incentive District for the project. Currently, Sedgwick County is reviewing financial data to determine if the project meets their eligibility criteria. If approved by Sedgwick County, our governing body would work with Gilmore & Bell to establish the RHID boundaries and required documentation to submit to the Department of Commerce. After Commerce's approval a development plan would be created which would outline the development timeline.

Recommendations/Actions: It is recommended that the city council approve the plat as presented.

Attachments: Final Plat

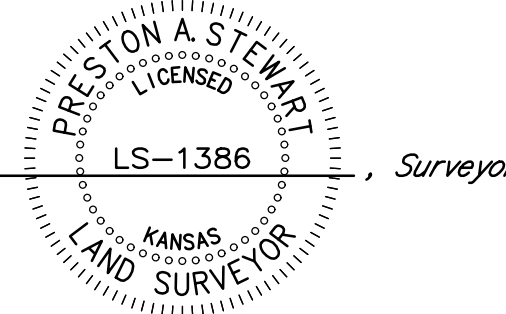
CARDINAL 2ND ADDITION

SEDGWICK, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) do hereby certify that we have surveyed and platted "CARDINAL 2ND ADDITION", Sedgwick, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the North Half of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at a point on the South Line of said North Half and 718 feet east of the Southwest corner of said North Half, thence north coincident with the center line of Commercial Avenue, 200.00 feet; thence east parallel with the South Line of said North half 30.00 feet, to the southwest corner of Lot 3, Block A, Cardinal Addition, Sedgwick, Sedgwick County, Kansas; thence continue east coincident with the south line of Lot 3, in said Block A, 150.00 feet to the southeast corner of Lot 3, in said Block A; thence north coincident with the east line of Lots 3, 2 and 1, in said Block A, 300.00 feet to the northeast corner of Lot 1, in said Block A; thence west coincident with the north line of Lot 1, in said Block A, as extended west 180.00 feet to the centerline of Commercial Avenue; thence north coincident with the centerline of said Commercial Avenue, 68.55 feet to a point 760 feet South of the North line of said North Half; thence East parallel with the North line of said North Half, 330 feet; thence North parallel with the West line of said North Half, 300 feet; thence East parallel with the North line of said North Half, 324.15 feet to the Westerly right-of-way line of the AT&SF Railroad; thence Southeasterly along said right-of-way line to a point on the South line of said North Half; thence West 392.3 feet to the place of beginning, except the west 30 feet thereof for road rights of way of record.

Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Preston A. Stewart, P.L.S.#1386

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Reserve, and Streets to be known as "CARDINAL 2ND ADDITION", Sedgwick, Sedgwick County, Kansas. The drainage easements are hereby granted to the public as indicated for drainage purposes. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, utilities as confined to easements, and pipelines as confined to easement. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable covenants affecting Reserve "A" shall be binding on owners, successors, heirs or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Peace by Piece, LLC
a Kansas limited liability company

Matthew Crabtree, Member
Kimberly Crabtree, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this day of 2025, by Matthew Crabtree and Kimberly Crabtree, as Member and Member of Peace by Piece, LLC, a Kansas limited liability company, on behalf of the limited liability company.

Notary Public

My App't. Exp. _____

This plat of "CARDINAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Sedgwick Planning Commission, Sedgwick, Sedgwick County, Kansas.

Dated this _____ day of _____, 2025.

Seth Queen, Chair
Jenessa Baldenow, Secretary

This plat approved and all dedications shown hereon accepted by the Governing Body of the City of Sedgwick, Kansas, this _____ day of _____, 2025.

Bryan Chapman, Mayor

Shelia Agee, City Clerk

This plat is approved pursuant to K.S.A. 12-401.
Date signed: _____, 2025.

Jennifer Hill, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2025.

Kelly B. Arnold, County Clerk

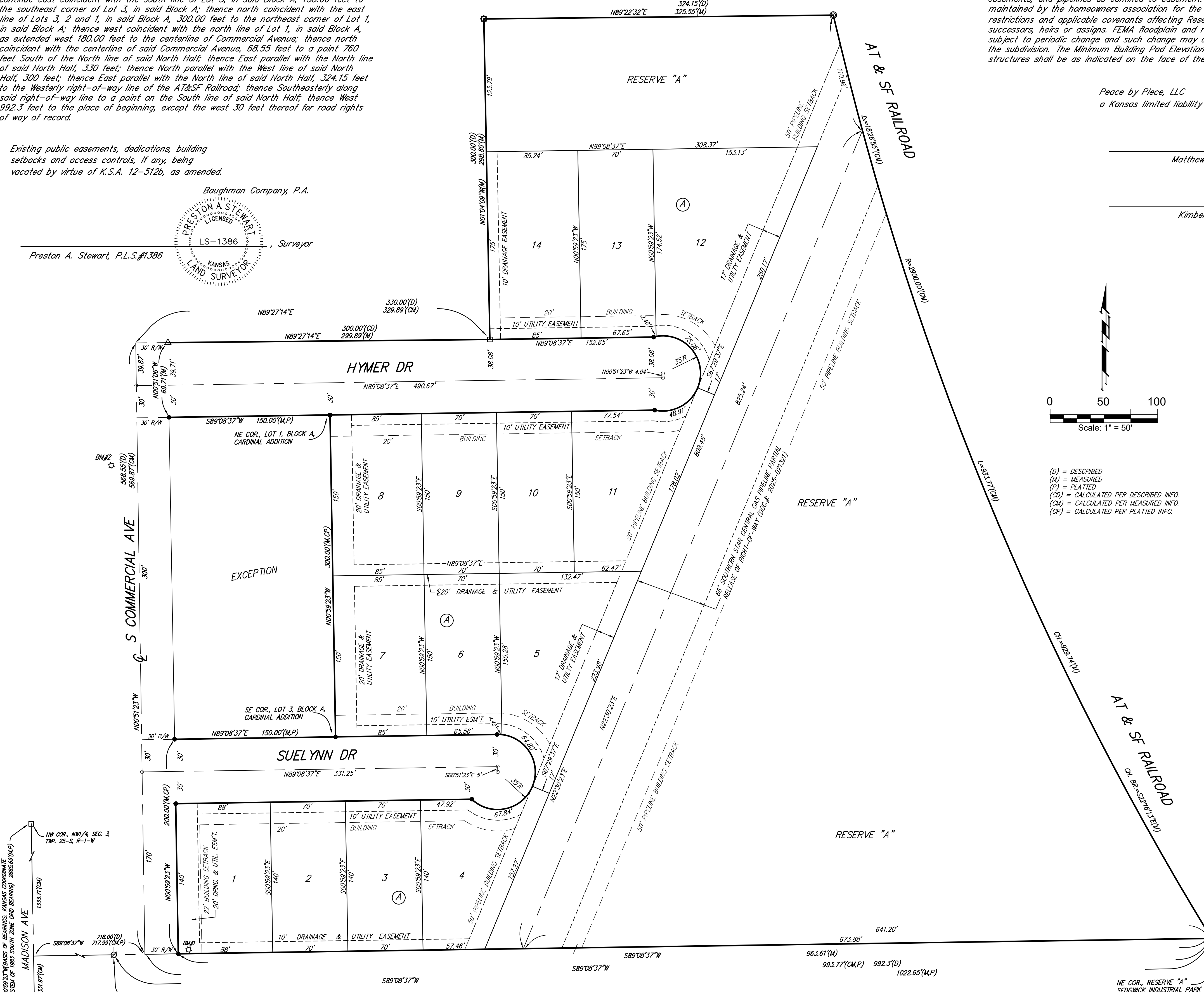
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2025 at _____ o'clock _____ M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

CARDINAL 2ND ADDITION

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ALPHA" CAP (FOUND)
- ⊙ = #4 REBAR W/ "TTL" CAP (FOUND)
- = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- △ = #5 REBAR W/ "MACOM" CAP (FOUND)
- = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ☆ = BENCHMARK

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-14	A	1375.0

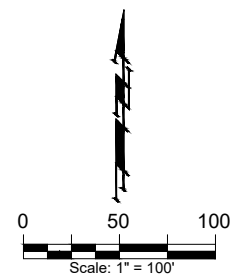
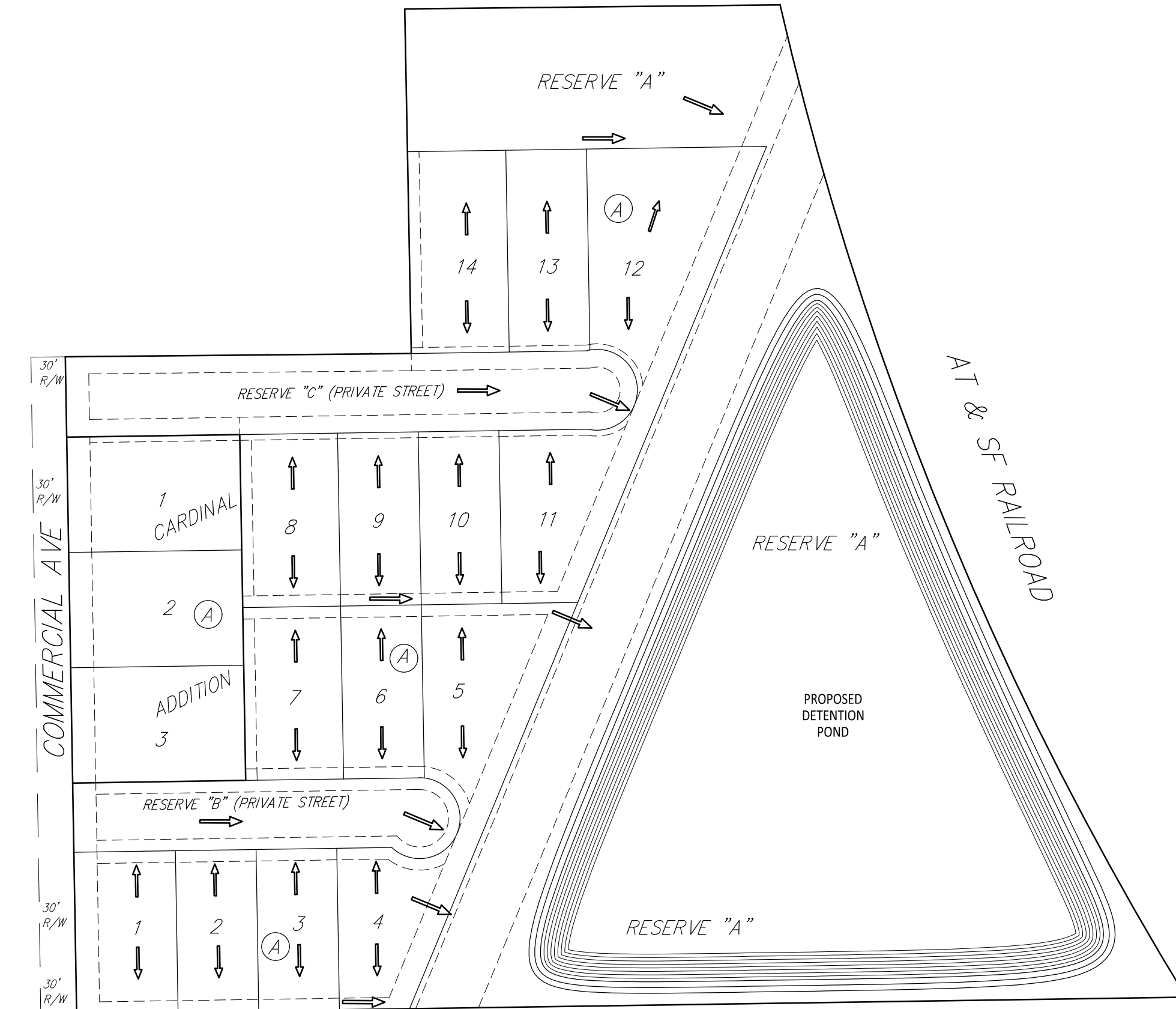
- (D) = DESCRIBED
- (M) = MEASURED
- (P) = PLATTED
- (CI) = CALCULATED PER DESCRIBED INFO.
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.

BENCHMARK:
BM-#1:
SQUARE CUT ON BACK NORTHEAST CORNER OF CONCRETE SLAB OF SANITARY SEWER LIFT STATION, 4.7± NORTH AND 68.6± EAST OF SE CORNER, LOT 3, BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.72 NAVD88
BM-#2:
60-0 STEP NAIL, EAST FACE OF LIGHT POLE, NORTHWEST CORNER OF HYMER DRIVE AND COMMERCIAL AVENUE, 58.9± NORTH AND 4.3± EAST OF NE CORNER, LOT 3, BLOCK 2, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.95 NAVD88

NOTE:
AN EASEMENT FOR ELECTRIC TRANSMISSION LINE IN FAVOR OF KANSAS GAS & ELECTRIC COMPANY, AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT", AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT", AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT", AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT", AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT". THE LOCATION OF EASEMENT CANNOT BE ASCERTAINED FROM RECORD INFORMATION.

E:\Projects\Cardinal 2nd Addition_25-01-P086\Drawings\Cardinal 2nd_Myler_10-24-25.dwg

DRAINAGE
CARDINAL 2ND ADDITION
 SEDGWICK, SEDGWICK COUNTY, KANSAS



April 23, 2025

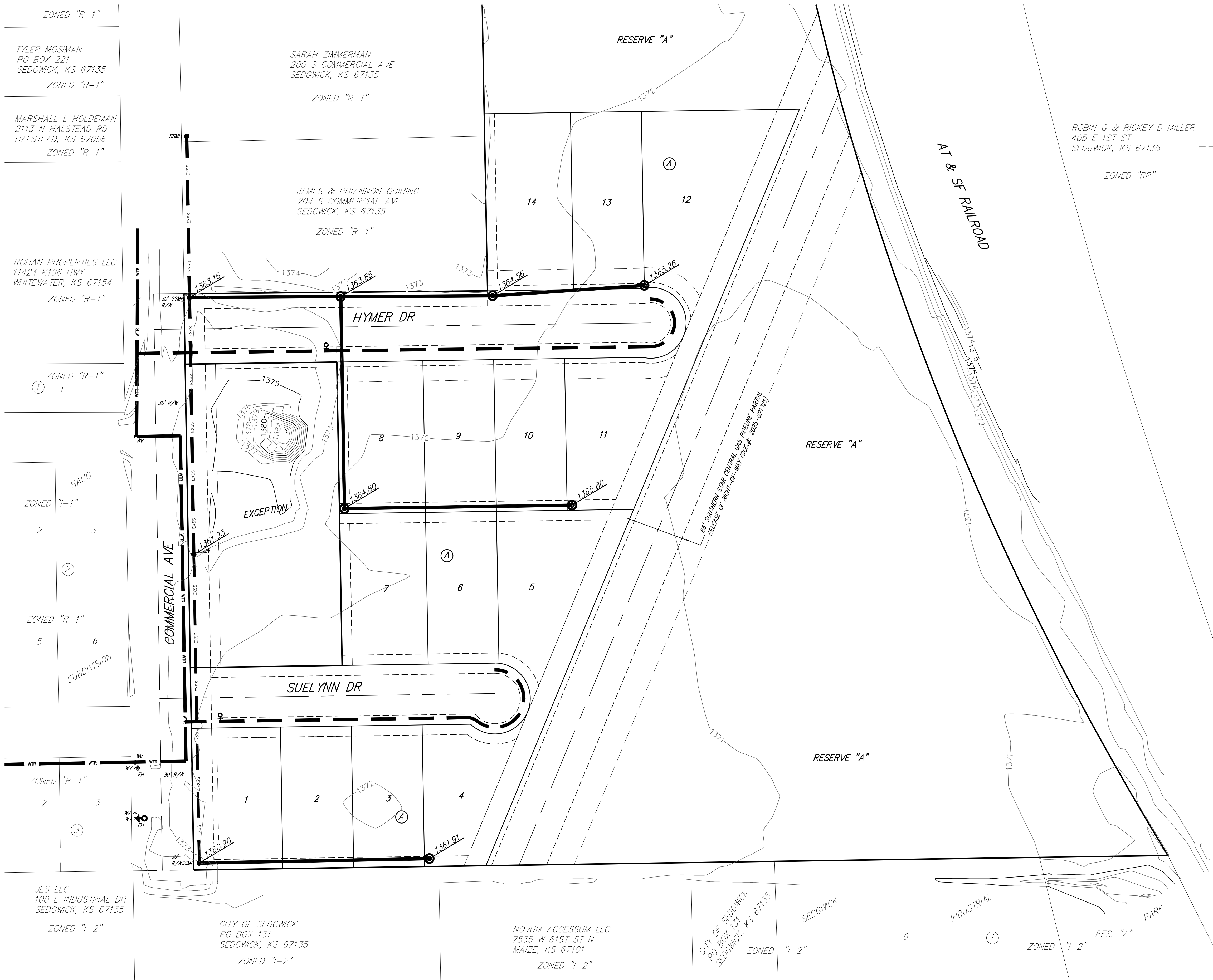
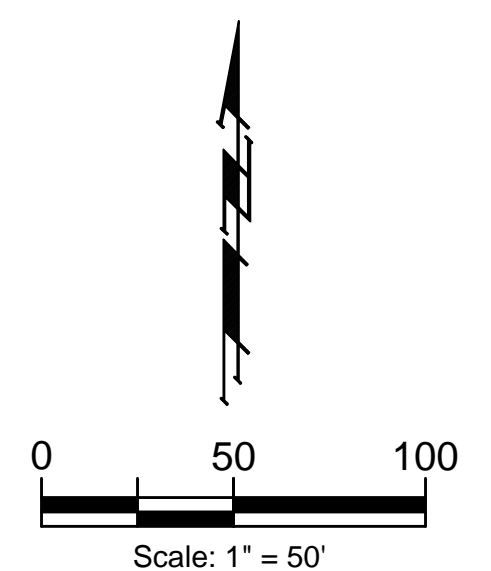
BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

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BENCHMARKS:

BM-#1:
SQUARE CUT ON BACK NORTHEAST
CORNER OF CONCRETE SLAB OF
SANITARY SEWER LIFT STATION,
4.7± NORTH AND 69.6± EAST OF
SE CORNER, LOT 3, BLOCK 3, HAUG
SUBDIVISION, SEDGWICK, SEDGWICK
COUNTY, KANSAS.
ELEV. = 1374.72 NAVD88

BM-#2:
60-D STEP NAIL, EAST FACE OF
LIGHT POLE, NORTHWEST CORNER
OF HYMER DRIVE AND COMMERCIAL
AVENUE, 55.9± NORTH AND 4.3±
EAST OF NE CORNER, LOT 3, BLOCK
2, HAUG SUBDIVISION, SEDGWICK,
SEDGWICK COUNTY, KANSAS
ELEV. = 1374.95 NAVD88



ROBIN G & RICKEY D MILLER
405 E 1ST ST
SEDGWICK, KS 67135
-----1350----- Existing Grade

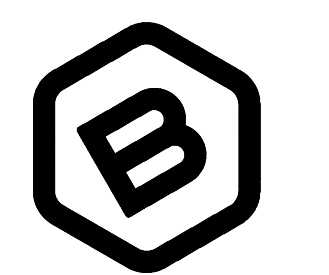
NOTE

*** ALL PROPOSED SANITARY SEWER
PIPE WAS PLACED AT 0.4% SLOPE
TO SHOW SERVICE ELEVATIONS AT
FURTHEST MOST POINTS.

LEGEND

- Proposed Water Line
(8" Unless Noted Otherwise)
- Existing Water Line
(8" Unless Noted Otherwise)
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Proposed Sanitary Sewer Line
(8" Unless Noted Otherwise)
- Existing Sanitary Sewer Line
(8" Unless Noted Otherwise)
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sanitary Sewer Cleanout
- Proposed Sanitary Sewer Flow
- Zero to Marginal Basement Service

**PRELIMINARY
PLAN. NOT FOR
CONSTRUCTION.**
This document is
preliminary in nature
and is not a final, signed
and sealed document.



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

CARDINAL 2ND
ADDITION

**UTILITY
PLAN**

PROJECT NUMBER:

DESIGN: DRAWN:

DATE: November 5, 2025

SHEET 1 OF 1

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