

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

September 2, 1993

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 93-20 CRYSTAL LAKE ADDITION

OWNER/APPLICANT: Bachman Enterprises, Inc, 1901 W. 13th Street,
Wichita, KS 67203

SURVEYOR/ENGINEER: Yung Design Group, 4912 E. 29th Street North,
Wichita, KS 67220

LOCATION: East side of Meridian, 1/2 mile south of 53rd Street
North

SITE SIZE: 37.3 Acres

NUMBER OF LOTS

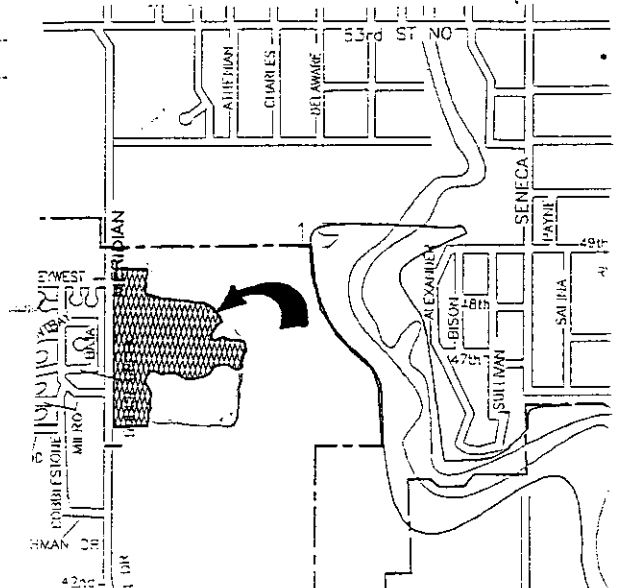
Residential:	76
Office:	
Commercial:	
Industrial:	
Total:	76

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: A sketch plat for an area of 178 acres, covering all of the sand pit lake in which this plat is located, was submitted by the applicant for Planning Department review. The applicant, however, at this time is considering only the platting of a portion of that overall sketch plat area. This plat represents approximately 37 acres. A small portion of this site, toward the south, along Meridian has "LC" zoning, but as indicated by the plat, is being proposed for one-family development.

STAFF COMMENTS:

- A. Both to reflect the actual development now being planned and to avoid the requiring of streets to be paved to the commercial standard, the applicant shall request a zone change to "AA" zoning for that portion of the plat presently zoned "LC".
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. Engineering needs to indicate if or the extent to which this guarantee needs to include a water line in Meridian.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Although this is only a portion of the lake area involved in the sketch plat and perhaps while not all of the water area needs to be platted at this time, a much more significant Reserve area needs to be established. That is, a reasonable portion of the existing "Crystal Lake" area should be included in this plat as Reserve. Ultimately, all such areas should be included within a plat, especially when such areas are in essence depicted as part of the development. The degree to which this Reserve should be established, is also somewhat dependent upon this area's overall development plans. Nonetheless, it would seem that it is not just to the City's interest that such properties become platted, but also for the property owners of this development. The platting of such areas as Reserve should provide the

- property owners with some greater assurance of their access to the lake(s).
- H. 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 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.
 - I. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
 - J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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 a method similar to special assessments.
 - K. On the final plat complete access control shall be indicated to Meridian from the abutting Reserves.
 - L. On the final plat, the turnaround located adjacent to Lots 1 and 2 shall be platted as a standard circular cul-de-sac. The "L" or "T"-type turnarounds are only intended for short street segments of 150 feet or less in length. This street is over 900 feet in length.
 - M. For the 32-foot Crystal Lake Ct., unless indicated as unnecessary by Engineering and the utilities, the 15-foot street-drainage-utility easement shall be indicated on both sides of this street, that is, around the cul-de-sac and within the adjacent Reserve.
 - N. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
 - O. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot and 32-

- foot streets. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- P. The applicant shall provide proof, by letter from the pipeline company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the easement or building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- Q. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- R. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- S. If minimum building pad elevations are required for this site, these elevations shall be noted both on the face of the plat and within the plat's text. It shall also be indicated, if these elevations are for the lowest floor or opening level. Also, both on-site and off-site benchmarks shall be referenced.
- T. On the final plat, the building setback on Lot 15, to Crystal Lake Ct. appears to be a 15-foot sideyard setback rather than 20-feet as shown on this plat, and should be labeled as such.
- U. The 20-foot building setback is intended to be used for 32-foot streets. However, for Lots 59 through 67, it appears acceptable to also allow a 20-foot setback along this 58-foot cul-de-sac street to provide some consistency with the 32-foot street directly to the north.
- V. The representative from the City's Fire Department should be prepared to comment on the street name for this site. A street named Crystal is already used in the southwest portion of the City, and existing streets immediately to the west of Meridian include Bent Bay and Timbercreek.
- W. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- X. Prior to or at the time of submitting the final plat, the applicant shall submit

a drainage plan to City Engineering for review and approval.

- Y. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- Z. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- AA. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- BB. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.