

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 3, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-30 FOREST LAKES ADDITION

OWNER/APPLICANT: Reggie Boothe, 7926 West 21st, Wichita, Ks
67212

SURVEYOR/ENGINEER: Professional Engineering Consultants (PEC),
303 South Topeka, Wichita, KS 67220

LOCATION: North of 29th Street North and west of Ridge
Road

SITE SIZE: 111.5

NUMBER OF LOTS

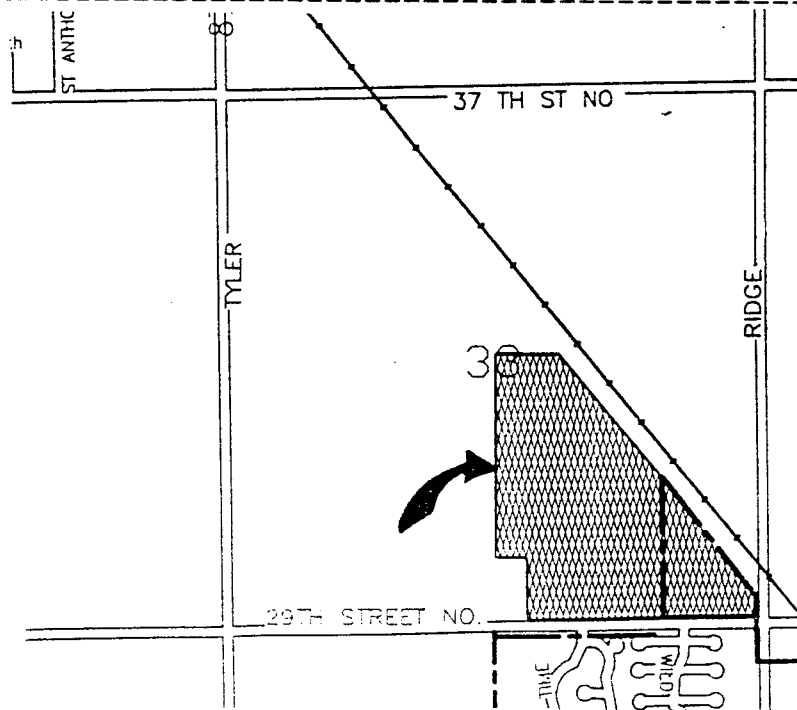
Residential:	263
Office:	
Commercial:	
Industrial:	
Total:	263

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "AA" One-family dwelling

VICINITY MAP:



NOTE: This site is presently zoned "E" Light Industrial under both City and County zoning. While a portion of this site at the southeast corner of the plat is within Wichita, the majority of the site is in the County. The applicant has, however, made application to the City for annexation of those sections still in the County, however, no application has been submitted for a zone change.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, both the annexation and zone change shall be completed. This plat shall be subject to any applicable requirements of this annexation and zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Engineering should indicate if there are any special requirements concerning the extension of sanitary sewer to this site.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. As a looped street, providing access to an arterial, sidewalk shall be included with the paving guarantee for Forest Lakes and Lakecrest. This sidewalk needs to be provided along at least one side of this street system.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The Subdivision Regulations specifically indicate that street connections shall be provided to presently unplatted properties to allow for future development. In particular the area to the north of this plat may become landlocked without such access. In order for the Planning Commission to waive such a requirement, the applicant must prove an "unwarranted hardship" which would result in the "effective deprivation of (the) use" of the property.

The applicant or his agent needs to indicate, if possible, how adjacent unplatted property would not be landlocked due to this plat and as to why this property meets the above indicated criteria to allow the Planning Commission to waive the street connection requirement. If the Planning Commission does not

waive this requirement, the final plat shall be submitted showing such connections to the properties both north and west of this site.

- I. 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.
- J. 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.
- K. 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.
- L. 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 street. 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.
- M. The applicant shall also provide by covenant that this addition's homeowners association will be responsible for maintaining the landscape areas along Ridge Road and 29th Street, lying between the street curb and the platted wall easements of the adjacent lots.
- N. In the plattors text, it shall be noted that utilities may cross the wall easement.
- O. Since Reserve D is being proposed for a swimming pool, clubhouse and related uses, the applicant shall provide for the ownership and maintenance of these facilities in the covenant submitted for reserves. In addition, a site plan as specified in the Subdivision Regulations must be submitted for review and approval.
- P. The representative from the City's Fire Department should be prepared to indicate the acceptability of the street names indicated on this plat. Only one existing street name, Tee Time, has been used from the adjacent plats to the south. The Subdivision Regulations and City's street naming ordinance indicate that existing street names should be continued from one site to another. In addition to the safety problems created by such fragmentation of streets, the Fire Department needs to

indicate if the indicated names are too similar to any other existing street names.

- Q. Although Lot 60, Block 1 is a rectangular lot, its setting appears to be creating a triangular lot that makes positioning of a home somewhat uncertain. A more north-south lot line between Lots 60 and 61, with the 25-foot building setback to the court rather than the circle should be considered.
- R. 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.
- S. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. 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.
- U. 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.
- V. 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.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.