

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13

November 12, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/3/92)

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

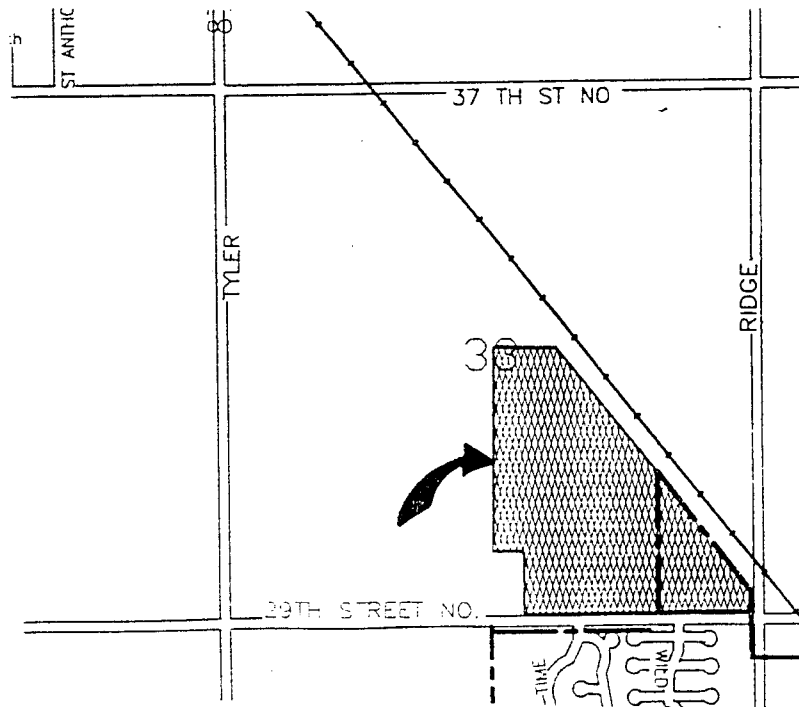
Residential:	263
Office:	
Commercial:	
Industrial:	
Total:	263

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 made application to the City for annexation of those sections still in the County, and a zone change was scheduled for MAPC hearing on November 5, 1992.

STAFF COMMENTS:

- A. The applicant is advised of the following comment submitted for this site by the Sedgwick County Conservation District.

There are soils in this unit which have been designated as "Wetlands". This means they are protected under federal law from land disturbing activities. Before you proceed with your plan, you must contact the following agency for a 404 Permit Application and to discuss your plan for the land under consideration.

Please contact: Bob McDowell
Corps of Engineers
700 Federal Building
Attn: OD-P
601 East 12th Street
Kansas City, Missouri 64106-2896
(816) 426-5643

- B. 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.
- C. 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.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. 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.

- H. Prior to submitting the final plat, the applicant was to meet with County Engineering to determine if traffic improvements along Ridge Road are required because of this Addition. As applicable, this plat was to guarantee any such improvements. County Engineering shall indicate what improvements were determined necessary.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant was to meet with Traffic Engineering to determine if a wall or other indicated improvements in the Reserve along Ridge Road would be a traffic hazard in the area of the railroad tracks. As determined appropriate, the final plat was to indicate any needed changes. Traffic Engineering needs to indicate if the final plat is now indicating an acceptable situation.
- K. 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.
- L. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. 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.
- N. 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.
- O. 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.
- P. Since Reserve E 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.

- Q. The final plat was to revise the street names being used for this Addition. Existing street names, particularly for the north-south streets, should be used. Also as indicated by the Fire Department, the use of Lake(s) in street names has become too prevalent and potentially a problem for emergency response purposes. The representative from the City's Fire Department needs to indicate if the final plat is acceptable (only one minor name change is shown).
- R. On the final plat tracing, a note shall be placed on the second sheet of this plat, below the north arrow indicating that minimum pad elevations have been established for this addition and are as indicated in the plat's text.
- S. Since Reserve E is indicated as allowing various structures, a 25-foot building setback shall be indicated within this Reserve at any location where the Reserve is adjacent to a street.
- T. It is recommended, that unless the western portions of Reserve E are totally encumbered by drainage uses, that some form of access be provided somewhere in the area of Tee Time or Lancaster Streets to allow for properties along the west and southwest portions of this Addition to have a more direct means of entering this Reserve and its intended amenities.
- U. Prior to this plat being released for recording, proof that all due property taxes have been paid, shall be provided.
- V. The platting binder contains an error in the legal description for the property being platted; a revised legal description shall be submitted with the final plat tracing.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final

plat tracing. Section 5-101(c).

- AA. Recording of the plat within 30 days after approval by the City Council.
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the indicated minimum building pad elevations are acceptable.

