

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

February 18, 1993

STAFF REPORT

(Revised Final Plat)

(Final Plat Approved 11/12/92, 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

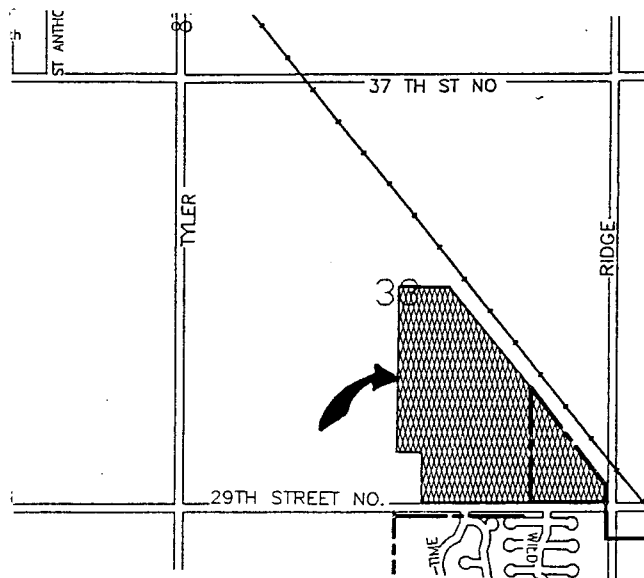
Residential:	286
Office:	
Commercial:	
Industrial:	
Total:	286

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "AA" One-family dwelling (Z-3071)

VICINITY MAP:



NOTE: Because of certain cost considerations, the applicant is resubmitting a final plat for the Forest Lakes Addition. The original final was approved by the Subdivision Committee 11/12/92. The primary change in the revised plat is in the Addition's street layout and the number of lots. The street system is somewhat straighter and the number of lots has increased to 286 versus the previously platted 263 lots.

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 an annexation and zone change were to be completed. Both the annexation and zone change have been approved.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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 the Forest Lakes, Shadow Lakes, Tee Time, and Wild Rose street loop. This sidewalk needs to be provided along at least one side of this street system and because of anticipated traffic volumes and

high speeds on this street loop, no alternative system can be allowed.

- H. As requested by County and Traffic Engineering, guarantees shall be provided for left-turn improvements in Ridge Road to 29th Street North. County Engineering needs to indicate if even though the entrance to this development has been eliminated by the revised plat, whether any improvements are still needed along Ridge Road, adjacent to the site.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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.
- 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. 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.
- O. Since Reserve D 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 (Wild Rose, Shadow Lakes).

- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. Prior to this plat being released for recording, proof that all due property taxes have been paid, shall be provided.
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.