

November 2, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 7/2/87)

CASE NUMBER: S/D 89-4 - REFLECTION RIDGE 4TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., 7926 W. 21st St. N.,  
Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area north of 21st Street North and west  
of Ridge Road.

SITE SIZE: 33.4 Acres

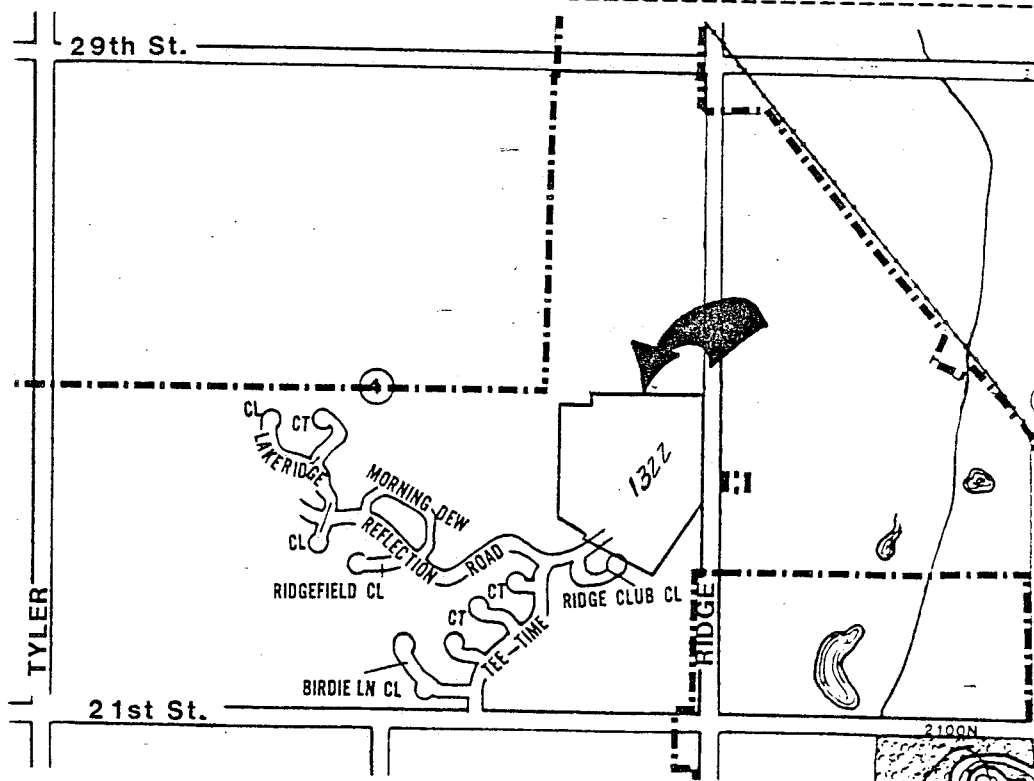
NUMBER OF LOTS

Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	64

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-170)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This final plat represents the platting of a portion of an overall preliminary plat approved on July 2, 1987. This plat is within the Reflection Ridge Residential Community Unit Plan (DP-170).
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - C. The applicant shall guarantee the paving of the proposed interior streets.
  - D. The applicant shall guarantee construction of the storm sewers required by this plat.
  - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - F. The Reflection Road street paving petitions shall provide for the construction of sidewalks on one side of the street. Reflection Road is a collector street. A sidewalk on one side of Reflection Road is proposed on the applicant's sidewalk plan as an alternative to construction of sidewalks on both sides of the collector street.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - H. The City's sidewalk ordinance provides for the developer to guarantee the construction of sidewalks on both sides of the collector street (Reflection Road). When the preliminary plat was approved, staff suggested that a sidewalk plan be proposed as an alternative to the "both sides of a collector street" requirement. The applicant has chosen to design a sidewalk system with sidewalks on one side of Reflection Road. The alternative plan, for the entire Reflection Ridge Development provides pedestrian access to the perimeter arterial streets at 4 locations (two to 21st street, one to Ridge Road and one to 29th Street) whereas the system provided for by the sidewalk ordinance access 21st Street at only one point with one point of access to Ridge Road. Staff believes the developer's proposed sidewalk plan offers a much more meaningful pedestrian access system and recommends that the Planning Commission recommend that the City Council waive the requirements of the sidewalk ordinance and accept the alternate sidewalk plan.

- I. Upon the recording of this plat, Reflection Road shall become a designated residential collector street. Since all residential lots abutting this street will not have direct access to it, the collector street may be paved 29 feet in width. The normal collector street pavement is 37 feet. This reduction of pavement width has been agreed to by the Traffic Engineer provided a covenant is filed with the plat which provides, that, in the event on-street parking problems materialize, the homeowner's association agrees to pay the cost of installing "No Parking" signs. A draft of this required covenant shall be submitted to staff for review and approval prior to submitting the final plat tracing for scheduling before the City Council.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- 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. 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.
- M. The applicant shall submit a copy of the instrument which establishes the ARKLA Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- N. The applicant shall provide proof, by letter from ARKLA or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. If the applicant proposes to construct a masonry wall in the 5 foot wall easement in the area where it crosses the 20-foot sanitary sewer easement, a hold harmless agreement for that area, approved by sanitary sewer maintenance, shall be submitted with the final plat tracing; or, should the applicant propose to construct a non-masonry wall over the above described area the

final plat tracing shall state that any wall construction shall be approved by sanitary sewer maintenance prior to the issuing of a building permit.

- P. On the final plat tracing, a non-solid line shall be used to indicate the terminus of Reflection Road at this plat's north and south lines. A solid line indicates the platting of a private street.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property? Also, may the 30-foot utility easement at the north end of this plat be reduced to 20-feet?
- V. The representatives from ARKLA should be prepared to comment on the acceptability of a 5-foot wall easement crossing the 100 foot pipeline easement.