

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

November 5, 1991

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 91-53 - PINNACLE AT CRESTVIEW ADDITION

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

ENGINEER/SURVEYOR: Professional Engineering Consultants, 303 South Topeka, Wichita, KS 67202; Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

LOCATION: North of Central and west of 143rd St. East

SITE SIZE: 41 Acres

NUMBER OF LOTS

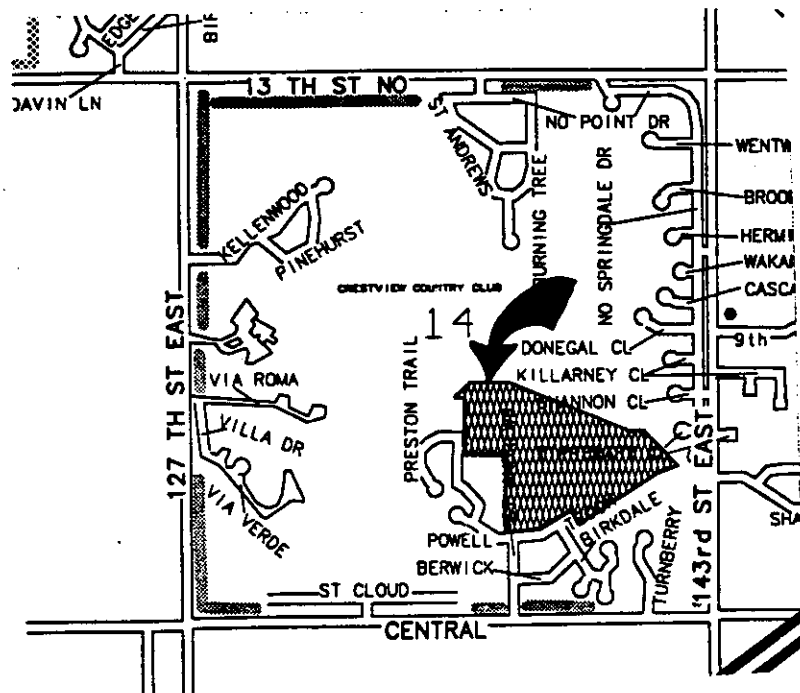
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	56

MINIMUM LOT AREA: 16,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling (SCZ-0635)

VICINITY MAP:



NOTE: This site is in the County and is presently under "R-1" suburban residential zoning which requires minimum lot sizes of 20,000 sq. feet. However, this plat is proposing lot sizes as small as 16,000 sq. feet. To plat such lot sizes a zone change to "AA" one family dwelling zoning will be required. The zone change request will be heard by MAPC on November 7, 1991.

STAFF COMMENTS:

- A. This plat will not be forwarded to the City Council or County Commission until the required zone change is approved. The plat shall also be subject to any requirements of the zone change.
- 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.
- D. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The applicant shall guarantee the paving of the interior residential streets to the urban paving standard.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. It has been indicated to Planning that the street segment Troon south of Reserve C is not within the ownership of this plat. As indicated by this plat a separate vacation is being proposed. Troon's right-of-way shall either be excluded from being included within the final plat of this addition or the applicant shall provide proof that he has or will acquire the ownership of the right-of-way if Troon is vacated.
- J. This plat should make better use of the existing street system platted or constructed in the adjacent additions. In particular, the Fountain Hills Addition to the west of this site has a street stub platted in the area of Lot 6 and 7, Block 1 of this plat. This connection is not only a logical alternate entrance into the addition for safety purposes, but was obviously also intended to afford the Fountain Hills Addition with an additional point of

access. For the existing properties along Powell and Preston Streets, it would be irresponsible not to provide for this intended connection.

The termination of Birkdale Drive and Troon to the south of Reserve C is also quite questionable. In some fashion, either Birkdale or Troon should be connected directly to Pinnacle Drive over or across the eastern half of Reserve C. To dead-end Birkdale Drive and Troon in this area eliminates the use of Birkdale Drive as another alternate means of access into this site. To some degree a usable street connection here would also lessen the traffic burden being forced on St. Andrews Drive by the limited access indicated by this plat.

Although Troon is already in place, some thought should be given to a street layout here that could result in portions of this street being vacated.

- K. As indicated by the notes provided on the preliminary plat and the uses proposed for the Reserves, some form of a gate system is being planned for the entrance to the addition at Troon and St. Andrews Drive. The fencing or gating of a public street in such a manner is not acceptable. There is no apparent public purpose for such an improvement, nor should it be included with typically required public improvements. As a matter of fact, a gate provides an impediment to public access.
- L. Since Reserve D is being indicated as allowing structures such as gazebos, a 25-foot building setback shall be platted from adjacent streets.
- M. Since an easement is typically intended to allow someone other than the owner of a property to enter the property to maintain some improvement, the platting of the wall easement in reserve C is unnecessary since it is the owner(s) of Reserve C who should be expected to maintain their own wall.
- N. 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.
- O. 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.

- P. 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.
- Q. On the final plat, sufficient information, including dimensions shall be indicated to specifically determine the location of the building setback being platted for Lots 23 through 26, Block 1.
- R. Since drainage easements are not expected to be fenced or in other ways encumbered, where possible, it would be practical to separate such easements from platted lots. In the area of Lots 7 and 18, Block 2, the narrow portions of Reserve D could be expanded to allow for all of the drainage easement to be platted in the Reserve. Increasing the Reserve's widths at these locations should also make for a "more appealing" opening into and out of this Reserve, thereby encouraging more use by residents.
- Further, County Engineering needs to indicate if a 20 foot easement, involving sanitary sewer, utilities and drainage improvements, is acceptable.
- S. The indicated location of Reserve A appears to be hazardous in terms of the proposed and existing alignments of St. Andrews Dr. County Engineering should be prepared to indicate if this Reserve should be allowed at the indicated location.
- T. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. 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.
- V. 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.
- W. 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.
- X. 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.

- Y. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Z. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE 9/20/91	JOB NO. 91000
ATTENTION Mr. Harlan Foraker, P.E.	
RE: Pinnacle @ Crestview	

TO Sedgwick County Bureau of Public Ser.
1250 South Seneca
Wichita, Kansas 67213

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	9/27/91		Drainage Concept

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Bill Yung Design. has submitted the Preliminary
Plat for hearing by the Subdivision Committee
on October 3, 1991.

COPY TO Jack Ritchie
File
Suzanne Spring - C.O.W.

SIGNED: Charles Brown

If enclosures are not as noted, kindly notify us at once.

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

TO Sedgwick Co. Dept. of Public Serv.
1250 South Seneca
Wichita, KS 67213

LETTER OF TRANSMITTAL

DATE	11/27/91	JOB NO.	36-91519-2091
ATTENTION	Mr. Harlan Foreker P.E.		
RE:	The Pinnacle at Crestview		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	11/91		Drainage Plan + Supporting Calculations

THESE ARE TRANSMITTED as checked below:

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 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The final plat is being submitted today 11/27/91
for hearing by the Subdivision Committee on 12/12/91

COPY TO Vicky Huang, P.E. City of Wichita
File

SIGNED: Charles Brown

If enclosures are not as noted, kindly notify us at once.

December 12, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/14/91)

CASE NUMBER: S/D 91-53 - PINNACLE AT CRESTVIEW ADDITION

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226

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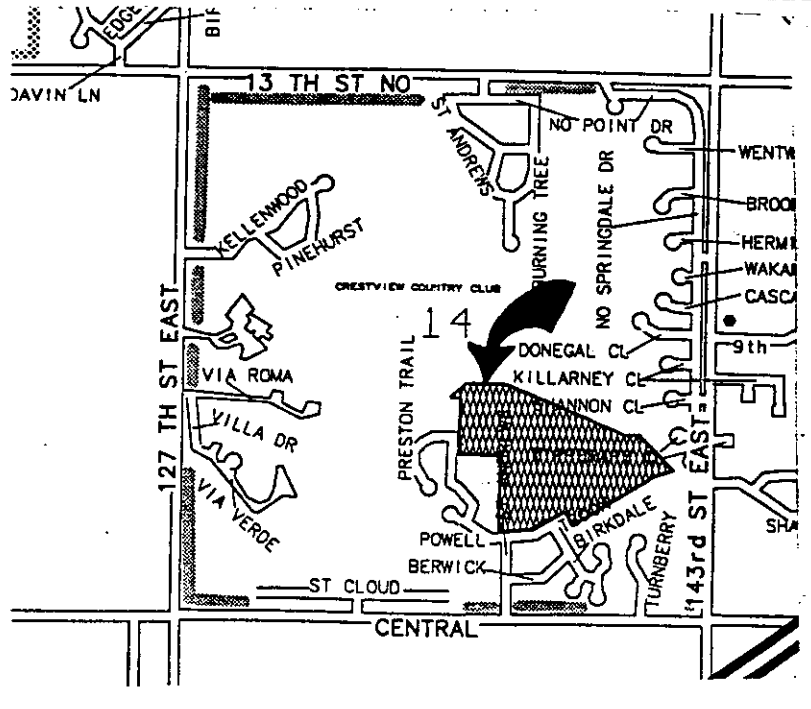
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VICINITY MAP:



NOTE: This site is in the County and is presently under "R-1" suburban residential zoning which requires minimum lot sizes of 20,000 sq. feet. However, this plat is proposing lot sizes as small as 16,000 sq. feet. To plat such lot sizes a zone change to "AA" one family dwelling zoning will be required. The zone change request was approved by the County Commission on December 4, 1991.

This final plat has been somewhat revised from the preliminary. Lot 33 of Block 1 was originally platted as Reserve C. Lot lines and lot configurations throughout Block 1 have also been altered. Further the area between Lots 11 and 12 of Block 1 was indicated as a Reserve on the preliminary plat but is now shown as being outside of this plat's ownership.

STAFF COMMENTS:

- 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. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. The applicant shall guarantee the paving of the interior residential streets to the urban paving standard. Since Troon will be a dead-end street due to the plat not connecting Pinnacle Drive to Troon, County Engineering needs to indicate if this plat should be required to guarantee a turnaround for Troon at its eastern end. Further, Engineering needs to indicate if such a turnaround is acceptable within present right-of-way or if additional right-of-way needs to be dedicated.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. To provide for emergency access into this site the applicant shall provide an emergency access easement from Troon and which crosses the eastern portion of Reserve C to Pinnacle Drive. An all weather hard surface drive shall be provided. The granting and purpose of this easement shall be noted in the plat's text on the final plat tracing. It shall also be indicated in the

covenant concerning the ownership and maintenance of the Reserves that the homeowner's association will be responsible for the installation and maintenance of the required improvements for this emergency access easement.

- 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. 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 tracing the building setbacks for lots 23 thru 26, Block 1 shall be more clearly labeled. The 25 foot BSL label in Lot 23 is particularly misleading.
 - L. On the final plat tracing additional dimensions from lot corners shall be provided for the easement crossing the rear of Lots 11, 12 and 13, Block 1.
 - M. On the final plat tracing the areas of Reserve C shall be more clearly indicated, particularly as it surrounds Lot 1.
 - N. 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.
 - O. 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.
 - P. 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.
 - Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
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- R. The representative from KPL needs to indicate if the final plat still requires any specific actions concerning its facilities in the area of Troon and St. Andrews.
 - 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 County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate the acceptability of the minimum building pad elevations, the alignment of St. Andrews adjacent to Reserve C and the width of the easements at the east and west ends of Reserve D. Also, Engineering needs to indicate if an off-site drainage easement is required for this plat.
 - V. The applicant or his agent should be prepared to explain certain of the changes made on this final plat, including: the realignment of lots in Block 1 and the creation of lot 1 in what was previously a Reserve; what areas of Troon and St. Andrews are being vacated and replatted, the elimination of a Reserve between lots 11 and 12, Block 1 and what improvements or gates are intended for the Emergency Access Easement at the west end of Reserve C.
 - W. The applicant is reminded that the platting binder is to be submitted with the final plat.
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