

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7**

**March 16, 1995**

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 95-6 NORTHRIDGE LAKES ADDITION

**OWNER/APPLICANT:** Northridge Lakes, Inc., 7926 W. 21st Street, Wichita, KS 67205

**OWNER:** E. Leo and Burchie Kastens, 773 Westridge, Wichita, Ks 67203

**SURVEYOR/ENGINEER:** P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

**LOCATION:** East of Tyler and south of 29th Street North

**SITE SIZE:** 76.5 Acres

**NUMBER OF LOTS**

Residential:	140
Office:	
Commercial:	
Industrial:	
Total:	140

**MINIMUM LOT AREA:** 10,000 sq. ft.

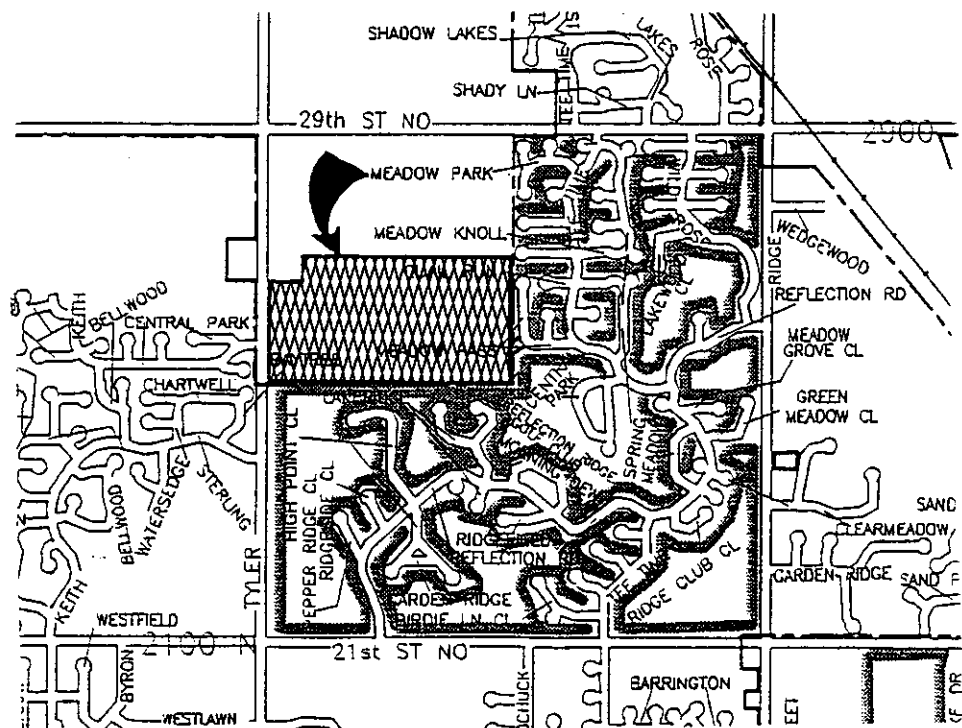
**CURRENT ZONING:** R-1

**PROPOSED ZONING:** "AA" (Upon annexation)

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**VICINITY MAP:**



NOTE: This site is presently in the County and is zoned "R-1" Suburban Residential. Lot sizes are, however, smaller than that required under R-1 zoning. The site is adjacent to Wichita and will be using City services, consequently annexation is an expected action for this site.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall have obtained annexation of the site to Wichita. Upon annexation, the site will be zoned "AA" which allows for the lot sizes being indicated.
- 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. 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. This guarantee shall also provide for sidewalks along one side of Meadow Pass and Meadow Grove/Lake Ridge. Further, as determined necessary by City Engineering, temporary turnarounds shall be provided for Meadow Pass Ct. adjacent to Block 2 and Pepper Ridge adjacent to Lot 1, Block 5.
- G. City Engineering also needs to indicate if this site needs to submit a guarantee to participate in the paving of Tyler Road adjacent to or in the vicinity of this plat.
- H. Traffic Engineering needs to indicate traffic improvement requirements for this site's one point of entrance off of Tyler Road. The vast majority of this addition's 140 lots will be served by this single entrance. Further, without traffic improvements, this site's's entrance may have left-turn conflicts with Central Park, the entrance into Bradford South, west of Tyler.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. For the final plat, it appears that the court adjacent to Lots 16, 17 & 18 Block 5 would more appropriately be named Meadow Pass Court rather than Lake Ridge Circle.
- K. On the final plat, any Reserve noted as potentially containing structures shall plat a 25-foot building setback to any adjacent street (Reserves G thru K).
- L. On the final plat, the reserve area north of Lot 17, Block 5 and Lake Ridge Cir., shall be clearly indicated as a part of Reserve K.
- M. If a swimming pool and associated facilities such as a clubhouse is intended for any of these reserves (Reserve "I" for example), the platting text shall clearly note this and the applicant is

reminded that a site development plat must be submitted to Planning for approval.

- 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. This covenant shall also provide for the homeowner's association to maintain the "parking strip" area adjacent to the plat's west line, that is, the right-of-way area between this plat and the driving surface for Tyler Road.
- 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 plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- Q. 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.
- R. The applicant shall submit a copy of the instrument which establishes the Arkla Energy Resources Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- S. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- T. The plattor's text shall note that utilities may cross the wall easement.
- U. In regard to Reserve "E" proof shall be provided that access to this area, for maintenance, can be provided from the adjoining property. As shown as a part of this plat, this Reserve is landlocked.
- V. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. 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.
- X. 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. (Water service and

fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- Y. 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.
- Z. 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.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if minimum building pad requirements effect this site.
- CC. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.



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