

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **12.**

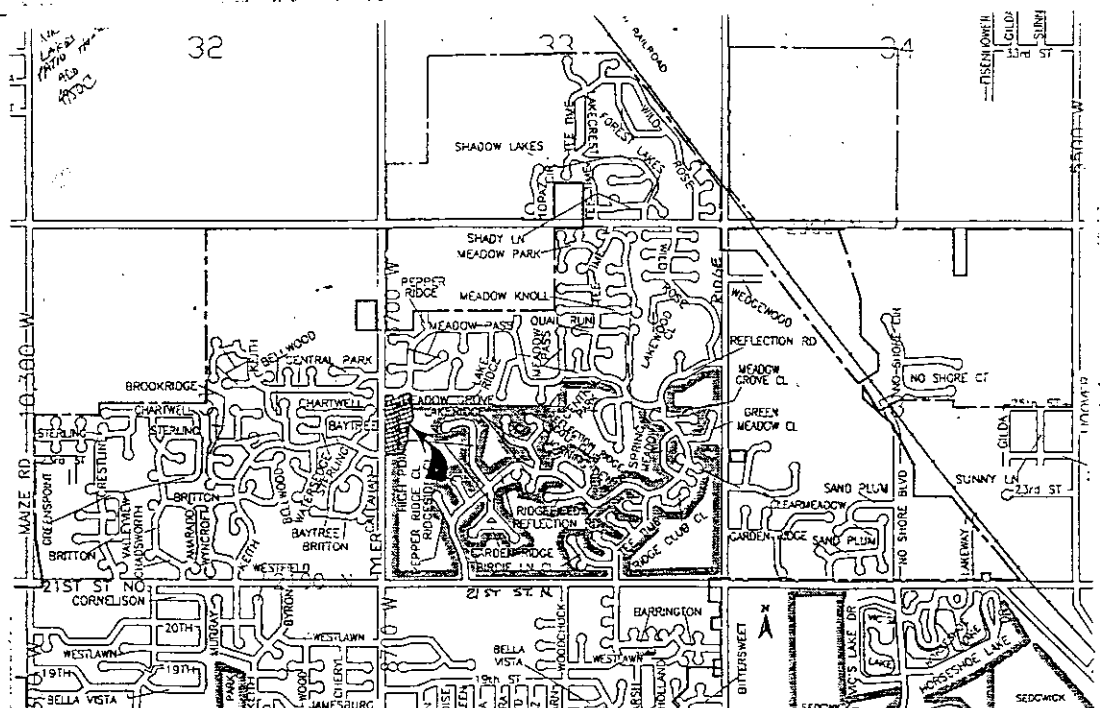
July 23, 1998

**STAFF REPORT**  
**(One-Step Final Plat)**

- CASE NUMBER:** S/D 98-77 - NORTHRIDGE LAKES PATIO HOMES ADDITION
- OWNER/APPLICANT:** Northridge Lakes, Inc., 7926 W. 21st St. North, Wichita, KS 67205
- SURVEYOR/ENGINEER:** Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202
- LOCATION:** East side of Tyler Road, North of 21st St. North
- SITE SIZE:** 6.0 acres
- NUMBER OF LOTS**
- |              |           |
|--------------|-----------|
| Residential: | 23        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>23</u> |
- MINIMUM LOT AREA:** 6,600 sq. ft.
- CURRENT ZONING:** SF-6, Single-Family Residential
- PROPOSED ZONING:** Same

6 353 - 321

**VICINITY MAP**



Note: This site is a replat of a portion of Northridge Lakes 2nd Addition along with unplatted land adjoining to the south. The replatted portion of Northridge Lakes 2nd Addition currently contains an existing street which will be extended southward by this plat.

STAFF COMMENTS:

- A. City Engineering needs to indicate the type of required guarantees, and the situation involving existing guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Fire needs to comment on the need for any emergency access due to the length of Northridge Court (750 feet), which exceeds the maximum length of a cul-de-sac (600 feet) imposed by the Subdivision Regulations.
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- F. 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.
- G. 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.
- H. The applicant shall guarantee the paving of the proposed interior street,

- I. **City Fire** shall comment on the acceptability of the street names, which includes renaming Meadow Grove as Northridge, and the desirability of a suffix (e.g. West Northridge).
- J. **Traffic Engineering** needs to comment on the acceptability of the intermediate turnaround platted as Reserve C.
- K. 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.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, 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.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.