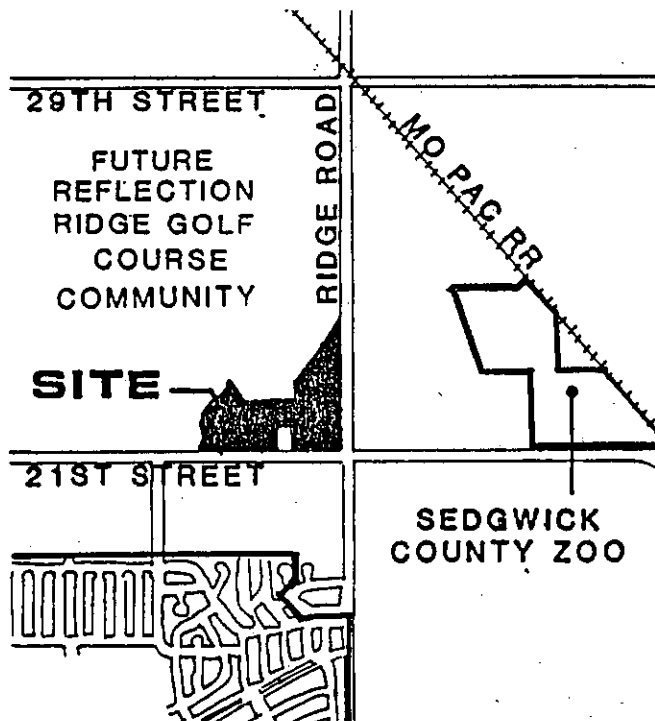


STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 87-91 - REFLECTION RIDGE COMMERCIAL  
OWNER/APPLICANT: Reflection Ridge, Inc.  
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.  
LOCATION: Northwest corner of 21st Street North and Ridge Road.  
SITE SIZE: 29.71 Acres  
NUMBER OF LOTS:  
Residential: \_\_\_\_\_  
Office: 12  
Commercial: 4  
Industrial: \_\_\_\_\_  
Total: 16  
MINIMUM LOT AREA: 31,750 Sq. Ft.  
CURRENT ZONING: "AA" and "LC"  
PROPOSED ZONING: "LC" and "BB" (Z-2865), (Z-2864) and (SCZ-0571)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The following associated zone cases have been filed by the applicant.

1. Z-2865 "AA" to "BB" - proposed Lots 1 through 12, Block 2 and all of Block 1.
2. Z-2864 "AA" to "LC" - north 473 feet of proposed Lot 16, Block 2.
3. SCZ-0571 "R-1" to "LC" - proposed Lot 16, Block 2, except north 473 feet thereof.

This property is subject to the provisions of the Reflection Ridge Commercial Community Unit Plan (DP-171). Parcel 1 matches the perimeter of proposed Lots 1 through 12, Block 2, Reserve A and Block 1. Parcel 2 corresponds with Lot 13, Block 2. Parcel 3 and 4 correspond to Lot 16, Block 2 and Lot 14, Block 2, respectively. Parcel 5 matches proposed Lot 16, Block 2.

- 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 construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the paving of the private street to the 41-foot public street standard. On the final plat, the width of Reserve A shall be increased to 44 feet. A 32-foot reserve with 29 feet of pavement is the typical private street standard for a residential area. The lots utilizing the private street in this plat are to be developed with office uses, therefore, right-of-way for an office/commercial street needs to be provided.
- F. As required by general provisions #5 of the associated Community Unit Plan, the applicant shall guarantee the following roadway improvements for 21st Street North and Ridge Road:
  1. The applicant shall guarantee the reconstruction of the medial in 21st Street North to provide for an eastbound left turn lane or a fifth lane providing for left turn storage to serve Lots 1 through 12, Block 2 and Block 1 (proposed office park).
  2. The applicant shall guarantee the construction of a temporary third lane for Ridge Road adjacent to this plat. As agreed at the time of CUP approval, this guarantee shall be held until development occurs. Partial development may necessitate partial construction of the third lane.

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3. The applicant shall guarantee the construction of a fifth lane in 21st Street North to serve the permitted opening to Lot 15, Block 2. Also, the applicant shall guarantee a third lane in Ridge Road to accommodate left turns into the major entrances required to serve Lot 15, Block 2 and Lot 16, Block 2.
  4. The applicant shall guarantee the construction of a decel lane on 21st Street to serve this plat. This guarantee shall provide for construction of that part of the major entrance, required to serve the proposed office park (Lots 1 through 12, Block 2), that is within street right-of-way. The applicant shall guarantee the construction of a decel lane on Ridge Road to serve this plat. This guarantee shall provide for construction of those parts of the two required major entrances that are within street right-of-way.
- G.) If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.
- I. 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.
- J. Since this plat proposes the platting of narrow street rights-of-way with adjacent "15-foot public drainage, utility and private street easement," 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. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- K. On the final plat, the perimeter of proposed Lot 9, Block 2, should be altered so the lot actually touches the private street. This can easily be accomplished by making the "stub private street" part of Lot 9. If the applicant chooses not to make the "stub" part of Lot 9, the stub shall be platted as a reserve for private drive purposes. In this case, the plattor's text shall specify that the private drive reserve is platted so Lot 9 will have access to the private street system. The covenant required to set forth the ownership and maintenance responsibilities of the reserves, in this overall plat, shall establish future reversionary rights to the "private drive reserve" to Lot 9, Block 2.

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- L. The applicant shall submit a copy of the instrument which establishes the Arkla Pipeline easement on this property. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- M. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. On the final plat, the two points of access, approved to Ridge Road from Lots 14 and 15, Block 2, shall be divided up according to how many openings each lot is permitted, i.e., "access control except for one opening per lot". This type of delineation shall also be made regarding the access control from Lots 15 and 16, Block 2, to Ridge Road.
- P. The final plat shall label the centerline of the utility easements.
- Q. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- R. Prior to filing a final plat, the applicant's agent shall meet with the Fire Department to work out an acceptable street name for the proposed private street (Reserve A).
- S. The final plat shall indicate "complete access control" to Tee Time Street across the west line of this plat. This access control shall be referenced in the plat's text.
- T. On the final plat, the street to the west of this plat shall be labeled with the street name of Tee Time.
- U. On the final plat, the 15-foot easement around the perimeter of Reserve A (private street) shall be labeled as a "15-foot public drainage, utility and private street easement".
- V. The proposed joint access easement, on Lot 15, Block 2, will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

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- W. On the final plat, the platator's text shall reference the platting of the numerous 5-foot wall easements.
- X. 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.
- Y. 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.
- Z. 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.
- AA. 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.
- BB. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.