

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

October 15, 1992

STAFF REPORT  
(Final Plat, Preliminary Approved 3/19/92)

CASE NUMBER: S/D 92-47 - LAKE RIDGE 2ND ADDITION

OWNER/APPLICANT: Randy Dean, 1147 Coachhouse Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Ridge Road

SITE SIZE: 50.3 Acres

NUMBER OF LOTS

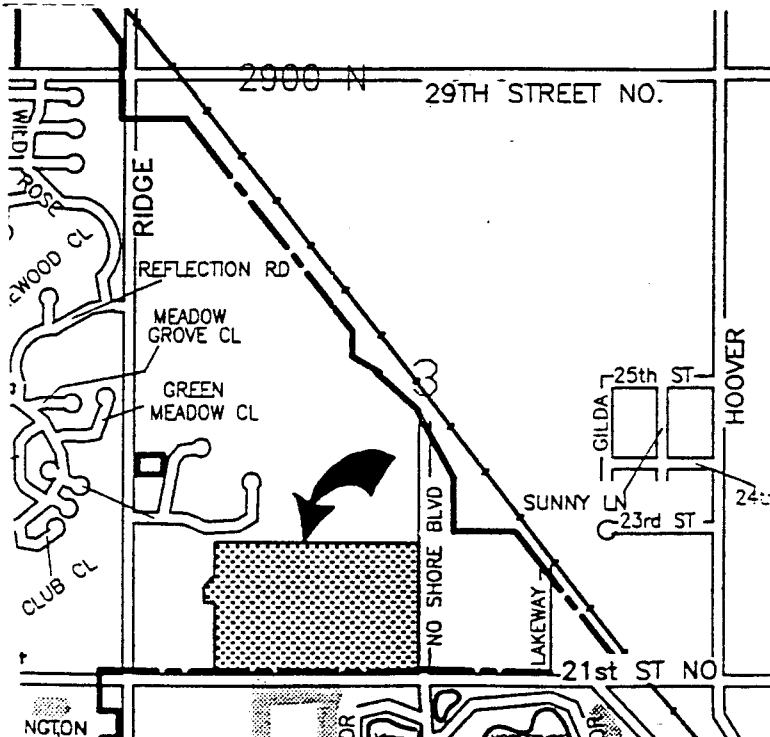
Residential:	101
Office:	
Commercial:	
Industrial:	
Total:	101

MINIMUM LOT AREA: 7150 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "A" Two Family Dwelling (Z-3050) and DP-206

VICINITY MAP:



NOTE: This plat represents the third and final portion of an overall preliminary plat approved for this site 3/19/92. The two previous final portions involved a residential and a commercial plat. The residential areas are involved in a zone change from the existing "E" Light Industrial Classification to the "A" Two-Family Classification (Z-3050). All of this plat is also within the Lake Ridge Residential CUP, DP-206. This final plat corresponds to all of Parcels 2, 3 and 4 and a portion of Parcel 1 of the CUP.

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. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - D. The applicant shall guarantee construction of the storm sewers required by this plat.
  - E. The applicant shall guarantee the paving of the proposed interior streets.
  - F. As required by the Sidewalk Ordinance, sidewalk shall be guaranteed along one side of Sand Plum. Any other sidewalks, such as along Summitlawn or within the reserves are at the option of the applicant.
  - G. As required by the CUPs for this site, the following traffic improvements shall be guaranteed:
    1. A left-turn lane for eastbound 21st Street traffic at the main entrance into blocks 1, 2, 3, and 4.
    2. A deceleration lane for westbound 21st Street traffic at the main entrance into blocks 1, 2, 3, and 4.
- As indicated by Traffic and County Engineering for improvements along 21st St., the applicant should contact the County to coordinate any improvements with the 4-H Building along the south side of 21st Street. Also, any guarantees for 21st Street should be filed with the City, with County Engineering approving the planned improvements along 21st Street.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - I. On the final plat tracing, the recording information for the

private wall easement located along this plat's north line shall be indicated. It should be noted that this easement was created to benefit the properties to the north of this Addition.

- J. 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.

In addition, as indicated by the CUP, this covenant shall provide that the homeowner's/lot owner's association(s) shall also be responsible for maintenance of the parking strip or landscaped areas between the plat's perimeter and the paved surfaces of adjacent public streets.

- K. 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.
- L. The reserve in the cul-de-sac adjacent to lots 1, 2, & 3, Block 1 is not apparently labeled, e.g., Reserve I. On the final plat tracing this Reserve shall be property labeled on the face of the plat and described in the plat's text.
- M. As was indicated during review of the preliminary plat, since a major portion of this plat is within floodway and flood plain, the final plat shall indicate any needed floodway and minimum building pad elevations. Further, since this plat required a revision to the floodway, a final plat may be submitted for Planning Commission review and for purposes of obtaining FEMA's approval in the floodway adjustments. However, the final plat was not to be forwarded to the City Council for approval until FEMA approves the boundary changes. Further, if the final plat involved any significant changes due to FEMA's boundary approval, a revised final plat was to be resubmitted for Subdivision Committee and Planning Commission review. If the applicant wanted to final out portions of the preliminary plat, it was to involve only portions not within any contested floodway boundary. City Engineering therefore needs to verify that this plat may be submitted at this time and/or if it can be forwarded to the City Council.
- N. As noted from the preliminary plat, the applicant was proposing to relocate the ARKLA pipeline easement existing on this property. This would require the releasing of the existing pipeline easement and the granting of a new easement adjacent to this subdivision. However, this plat appears to be indicating

the existing pipeline rather than a relocation. Consequently, this site will be subject to the following standard pipeline requirements:

1. 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. 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.
  2. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
  3. Additional dimensions should be indicated on lots 1 & 2, Block 1 to better locate the pipeline easement.
- O. The ARKLA pipeline as is now being shown, significantly encumbers lots 1 & 2, Block 1. In particular, it appears that unless the pipeline is relocated, that lot 2 is not an acceptable building site. The applicant shall therefore submit for recording with this plat, a covenant indicating that lot 2 cannot be developed for a habital structure until the existing pipeline is relocated and/or the present pipeline easement is released or reduced sufficiently.
- P. 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.
- Q. Until such time as a new Mayor is appointed, the Mayor's signature block on the plat tracing should be left blank.
- R. The applicant is reminded that the platting binder is to be submitted with the final plat. Scheduling of this plat for City Council or its subsequent release for recording will be subject to satisfying any requirements determined appropriate upon review of the platting binder.
- S. 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.
- T. 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.
- U. 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.

- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to comment on the status of this plat in regard to the requirement for FEMA approval and the acceptability of the indicated minimum building pad elevations. Further, Engineering needs to indicate if certain Reserves such as Reserve B needs to also be designated on the plat as for floodway and consequently, the plat's text should also reference the standard floodway language for such a reserve(s).