

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

December 12, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-63 - REFLECTION RIDGE 8TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., 7926 W. 21st St.,
Wichita, KS 67212

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

LOCATION: South of 29th St. North and west of Ridge
Road.

SITE SIZE: 23.9 acres

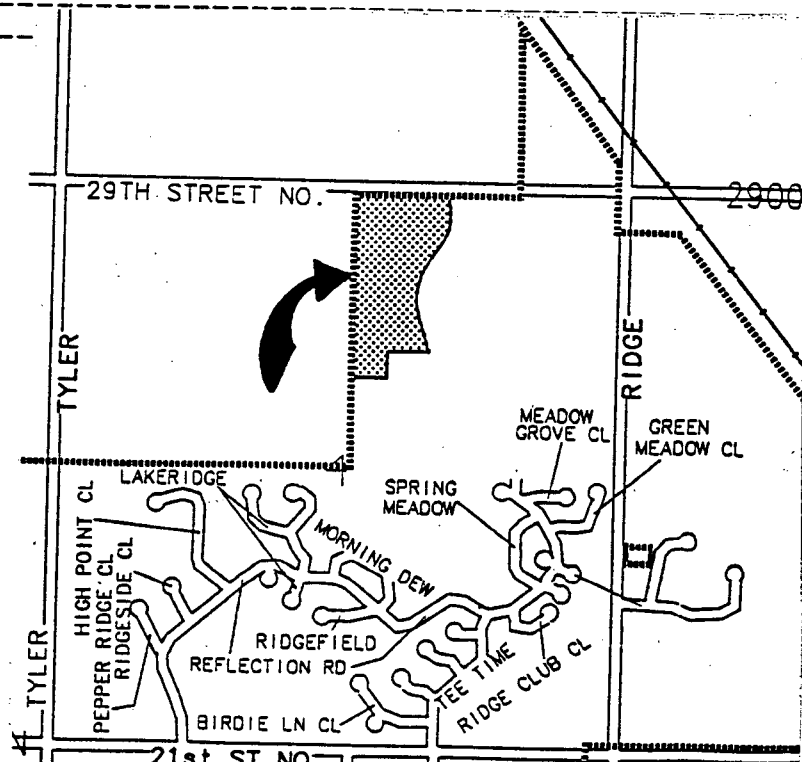
NUMBER OF LOTS

Residential:	72
Office:	
Commercial:	
Industrial:	
Total:	72

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: This plat was originally included in an overall preliminary plat for the Reflection Ridge 7th Addition. However, the applicant only final platted a portion of that preliminary. While this addition represents the remaining portion of that preliminary, because of extensive changes in the plat's design, a preliminary, rather than final plat is again being submitted. This area has just recently been annexed to the City and a zone change to "AA" one family zoning has also just recently been approved (previously zoned "E" light industrial).

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. Twenty-ninth Street North adjacent to this site is unpaved. Although a paving guarantee was required for 29th Street to the east of Tee Time with the Reflection Ridge 7th Addition, traffic to and from both that and this Addition should require 29th Street to be paved also west of Tee Time. The applicant shall guarantee the paving of 29th Street North adjacent to this site.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. When this area was reviewed as an overall preliminary plat it was indicated that: "Section 7-201(v) of the Subdivision Regulations notes: "When a proposed subdivision is adjacent to unplatted property, the platting of stub streets to provide future access to the adjacent unplatted tract, shall be provided." For this particular plat, two such stubs need to be provided to the tract west of this site. The extension of Meadow Pass along the south line of Blocks 4 and 5, and the extension of Meadow Crest south of Block 6, would appear to be two possibilities. At the most, a decrease of one lot may be involved and neither street would damage any significant portions of the existing rows of trees on each tract."

One of the above suggested connections would have been along the south line of this plat or south of lots 68 and 72. When the final plat of the Reflection Ridge 7th Addition was approved, however, no such connection was required.

This plat though still involves the most substantial frontage to the unplatted property to the west and a connection, as required by the Subdivision Regulations should be required. To satisfy this requirement, the applicant is proposing a "contingent" dedication in the area of lots 21 and 14. It is not clear what the "contingency" is, when the right-of-way will be dedicated and how to enforce separate dedication over a platted lot. In addition, the present location, being only 300 feet from 29th St. with the remaining property to the south having no connection, is only moderately beneficial for interconnecting neighborhoods. It is recommended therefore that the Subdivision Committee require an out right street dedication and that a more central location or more than one stub street be provided.

- 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. This covenant shall also provide that the homeowner's association will be responsible for maintaining the landscaped area adjacent to this plat, along 29th St. North.
- J. 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.
- K. Since this plat proposes the platting of a wall easement, the plattor's text shall note that utilities may cross this easement.
- L. 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.
- M. 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.
- N. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.

- P. 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.
- Q. 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.