

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

February 6, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/12/91)

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.

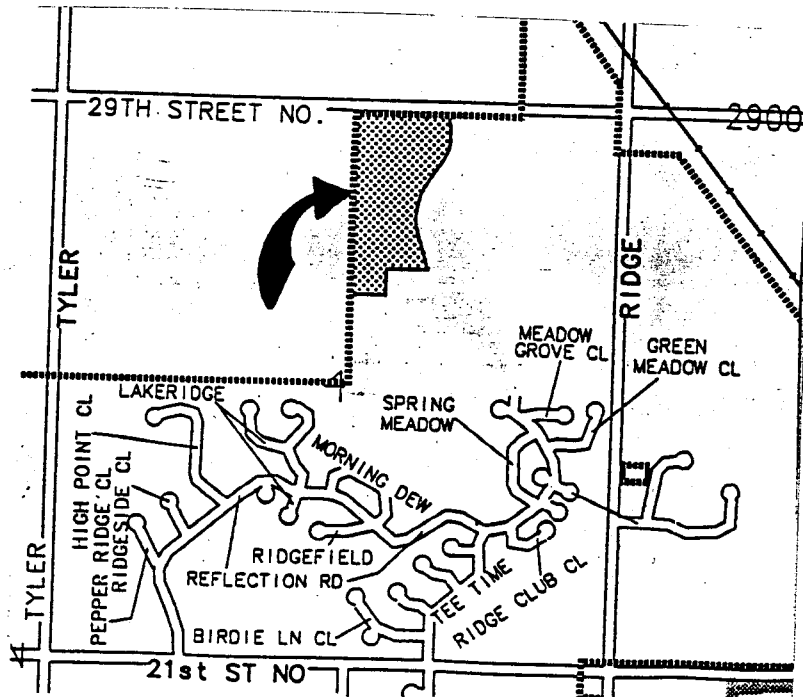
SITE SIZE: 23.9 acres

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, another preliminary, rather than final plat was again submitted. This area has just recently been annexed to the City and a zone change to "AA" one family zoning has also recently been approved (previously zoned "E" light industrial).

At the time that both the overall preliminary plat and the preliminary plat for this specific portion were reviewed, the Planning Department recommended, as is required by the Subdivision Regulations, that street connections be provided from this addition to the yet unplatted property to the west. The area to the west is still in the County, but when platted would be annexed to the City and the subsequent zoning would be the same as is now in place for this Addition ("AA" one family). Consequently, there is no issue of compatibility. The Subdivision Committee, however, in reviewing the preliminary plats for both the overall site and this portion indicated their agreement with the applicant's request to not require a street connection into the property to the west.

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. This guarantee shall provide for the equivalent of a 2-lane standard.
- 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. 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.
- I. 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.
- J. The representative from the City's Fire Department should indicate the acceptability of certain street names indicated on this plat. Specifically Meadow Crest Circle is used in no other part of the City and for such a short street segment it might be more appropriate to make it a court off of Tee Time. Also, Meadow Pass at the south end of the plat should apparently be called a circle.
- K. When the preliminary plat was reviewed, K.G. & E. requested an easement along the south line of Lots 63 through 67. This final plat does not show such an easement. The representative from K.G. & E. should indicate if this easement is needed.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.