

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 10/8/98)

CASE NUMBER: S/D 99-67 - CLEARIDGE ESTATES 3rd ADDITION

OWNER/APPLICANT: Clearidge Estates, LLC, Attn: Bill Cleary, P.O. Box 4036, Bay Pines, FL 33504

SURVEYOR/ENGINEER: Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

AGENT: Vern Lambertz, 812 N. Waco, Wichita, KS 67203

LOCATION: South of Pawnee, West of 143rd St. East

SITE SIZE: 71.9 acres

NUMBER OF LOTS

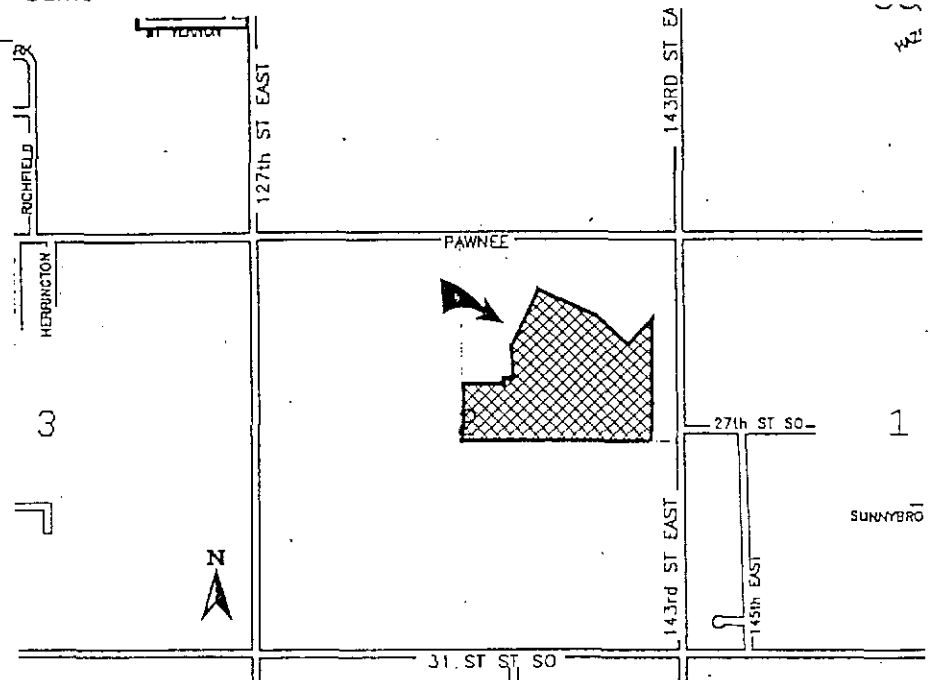
Residential:	84
Office:	
Commercial:	
Industrial:	
Total:	84

MINIMUM LOT AREA: 20,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



S/D 99-67 #6344A
Clearidge Estates 3rd Add.

Note: This is a final portion of an overall preliminary plat approved October 8, 1998, which covered the northeast quarter section. This third phase contains a similar street layout and similar lot configuration as for this portion in the preliminary plat. The applicant has looped the street between Blocks C and D and added a cul-de-sac east of Reserve C. The plat includes seven lot "clusters" which will be limited to one dwelling unit per cluster until municipal water and sewer service are available.

This site is located in the County, within three miles of Wichita City limits. According to the Wichita-Sedgwick County Comprehensive Plan, the site is designated as "Urban Reserve". Although five acre lots are needed for sewage lagoons, the platting of five-acre lots in Urban Reserve areas is considered detrimental to redevelopment into smaller urban-sized lots. Consequently, the applicant has platted 20,000 sq. ft. lots and proposes to join them together by covenant for the installation of sewage lagoons, while allowing the potential for future denser development. The Subdivision regulations recognize such a scheme and require the recording of a restrictive covenant limiting each grouping of lots to one dwelling unit until municipal water and sewer service is available.

Similar to Phases 1 and 2, a restrictive covenant will need to be submitted limiting each of the clusters in this phase to one building site until sewer and water services are extended to the site.

The covenant also would allow the owner of one lot to lease the remainder of land necessary for the installation of a sewage lagoon. The covenant would terminate upon extension of municipal sewer services to all of the lots approved in the overall preliminary plat. The sewage lagoons would be removed and the remaining lots could be developed.

STAFF COMMENTS:

- A. In accordance with the Subdivision regulations (Sec.7-204(C)), the Applicant shall submit a restrictive covenant addressing the lot clustering concept utilized for this site along with the timing of the petitions for improvements.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Health Department should comment on the feasibility of the Applicant's proposal to join the lots together by covenant for the installation of sewage lagoons.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. The Blocks should be relabeled to include only contiguous lots bounded by streets.

- F. The applicant shall guarantee the installation of the interior streets to the suburban standard. The installation of a 36-ft, 6-inch thick rock surface is required, along with two temporary turnarounds at the south line of the plat.
- G. The street names shall be denoted in conjunction with County Fire approval.
- H. The right-of-way width of the streets shall be denoted along with the radii of the cul-de-sacs.
- I. The reserve located southeast of lots 13, 14 and 15, Block B should be denoted and dimensions added along the south line.
- J. The reserve along the west line of Block C should be denoted.
- K. Dimensions shall be added for Reserve C along the south line.
- L. Numerous lots need bearings and/or dimensions denoted. The final plat tracing shall include dimensions and bearings for all of the lots.
- M. The dimension along the east line of the plat needs to be revised.
- N. The tie point needs to reference the southeast corner of the northeast quarter.
- O. The bearings for the stub street located north of Reserve C does not correspond with the legal description.
- P. 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.
- Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- R. The MAPC Chairman shall be revised to reference "Frank Garofalo".
- S. The County Commissioners signature block need only include the signature of the Chairman.
- T. 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.)

- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.