

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 9
October 21, 1999**

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 99-62 - RIDGE PORT NORTH 3RD ADDITION

OWNER/APPLICANT: R & R Realty, L.L.C., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: South side of 37th St. North, East of Ridge Road

SITE SIZE: 108 acres

NUMBER OF LOTS

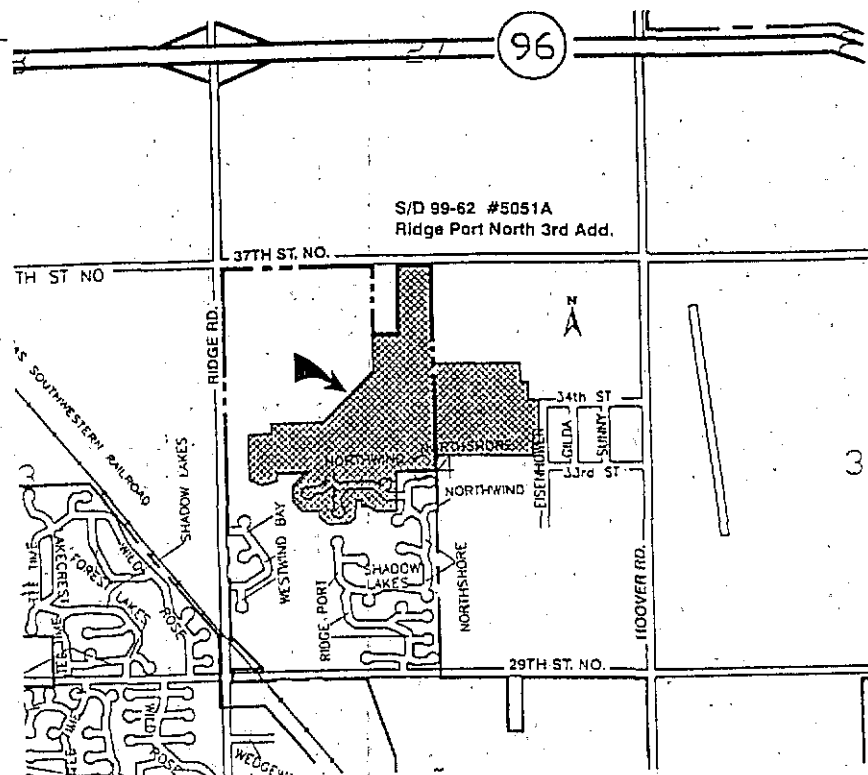
Residential:	208
Office:	
Commercial:	
Industrial:	
Total:	<u>208</u>

MINIMUM LOT AREA: 6,670 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential
TF-3, Two-Family Residential (Lot 6-23, Block 2)
MF-29, Multi-Family Residential (Lot 1, Block 9)

VICINITY MAP



Note: This is a replat of a portion of the Ridge Port Addition in addition to unplatted land. The replat consists of relocating the connection from Ridgeport North to this plat further eastward. A zone change will be requested to MF-29, Multi-Family Residential for Lot 1, Block 9 and to TF-3, Two-Family Residential for Lot 6-23, Block 2. The eastern portion of this site - located in the County - is currently zoned SF-20, Single-Family Residential and an annexation request will be required to be submitted. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the zone change have been submitted and approved.
- B. As the eastern portion of this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.
- C. This site is located beyond the Northwest Wichita sanitary sewer growth limits. The boundary will need to be extended to include service to this plat. City Engineering needs to comment on the status of sewer service to this plat. The applicant shall guarantee extension of sanitary sewer and City water. City Engineering needs to comment on the need for any additional guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage concept.
- F. 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.
- G. For those reserves being platted for sidewalks or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalks or 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 the governing body.
- H. City Fire Department needs to comment on the plat's street names.

- I. The applicant shall guarantee the construction of the proposed interior streets. This guarantee shall include the installation of a temporary cul-de-sac for Lakeway. The guarantee shall also include sidewalks on one side of the loop streets - 34th St. North, Lakeway, Brookview and Northshore.
- J. A contingent street dedication shall be indicated to connect to the property to the east and referenced in the plat^{or}'s text.
- K. The final plat shall indicate a 10-ft dedication of right-of-way along the south portion of Eisenhower and a 30-ft dedication along the north portion of Eisenhower.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, 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.
- M. Traffic Engineering shall comment on the need for improvements to perimeter streets.
- N. 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.
- O. City Fire Department should comment on the length of the interior streets. Brookview Court (700 ft) in Block 2 and Northwind (680 ft) both exceed the 600-ft limitation on street length.
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. To allow for County Surveyor approval, the appropriate signature block needs to be included on the final plat.
- R. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- S. The plat^{or}'s text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- 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 in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-62 -- RIDGE PORT NORTH 3RD ADDITION

OWNER/APPLICANT: RRGNL, L.L.C., Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: South side of 37th St. North, East of Ridge Road

SITE SIZE: 97.93 Acres

NUMBER OF LOTS

Residential:	181
Office:	
Commercial:	
Industrial:	
Total:	<u>181</u>

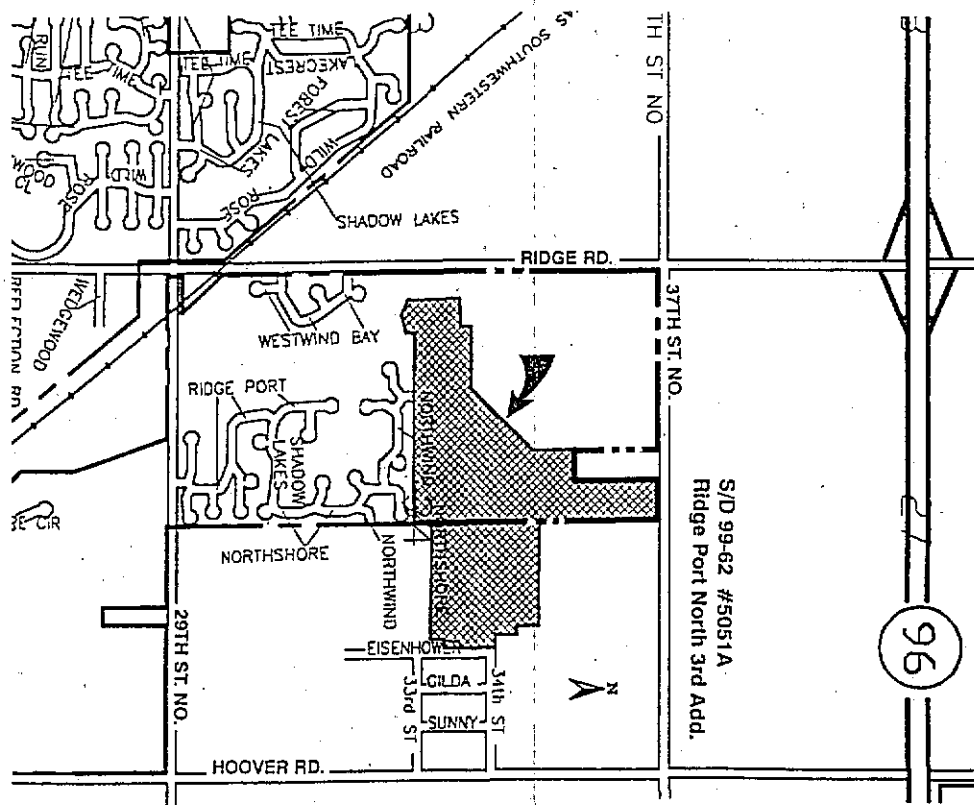
MINIMUM LOT AREA: 6,669 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential
SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential
TF-3, Two-Family Residential (Lot 6-23, Block 2)
MF-29, Multi-Family Residential (Lot 1, Block 7)

*pet. for W 1/2 of
Eisenhower*

VICINITY MAP



Note: An overall preliminary plat was approved for this site on October 21, 1999, which included additional property to the south. This northern portion of that preliminary plat includes 181 of the total 207 lots. This final portion is consistent with the preliminary plat in regards to the lot configuration and street layout.

A zone change will be requested to MF-29, Multi-Family Residential for Lot 1, Block 7 and to TF-3, Two-Family Residential for Lot 6-23, Block 2. The eastern portion of this site - located in the County - is currently zoned SF-20, Single-Family Residential and an annexation request will be required to be submitted. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the zone change have been submitted and approved.
- B. As the eastern portion of this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the eastern portion of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes being platted.
- C. This site is located beyond the Northwest Wichita sanitary sewer growth limits. The boundary will need to be extended to include service to this plat. City Engineering needs to comment on the status of sewer service to this plat. The applicant shall guarantee extension of sanitary sewer and City water. City Engineering needs to comment on the need for any additional guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. A drainage guarantee is required.
- F. 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.
- G. For those reserves being platted for sidewalks or drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalks or 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 the governing body.

City Fire Department needs to comment on the plat's street names. The final plat tracing needs to indicate the following street name changes: Northshore to Ridge Port, and a revised name

for Brookview. In addition, Reserve E creates an obstruction to the 20 foot required access for fire vehicles and additional right-of-way will be required.

The final plat has made the requested street name change, with the exception of a revised name for Brookview. Additional right-of-way has been provided for the Reserve.

- I. The applicant shall guarantee the construction of the proposed interior streets. This guarantee shall include the installation of a temporary cul-de-sac for Lakeway. The guarantee shall also include sidewalks on one side of the loop streets – 34th St. North, Lakeway, Brookview and Ridge Port.
- J. The final plat shall indicate a 10-ft dedication of right-of-way along the south portion of Eisenhower and a 30-ft dedication along the north portion of Eisenhower.

The requested right-of-way has been provided.

- K. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, 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.
- L. **Traffic Engineering** shall comment on the need for improvements to perimeter streets. **Traffic Engineering will meet with the Applicant to determine the need for improvements.**
- M. 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.
- N. **City Fire Department** should comment on the length of the interior streets. Brookview Court (700 ft) in Block 2 exceeds the 600-ft limitation on street length. **City Fire has approved the length of this street due to its 64 foot width.**
- O. The platting binder indicates that an additional party has an ownership interest in the site. This party needs to be added as part of the owner's signature block.
- P. The dimensions on the north and south lines of Lot 27, Block 1, do not match the dimension on the north line of Lot 28, Block 1.
- Q. The triangular piece of land north of Lot 1, Block 2, needs to be labeled as a Reserve.
- R. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- S. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. KGE and Southwestern Bell have requested additional easements.

Additional width for easements needs to be included on the final plat tracing.
- BB. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.