

3. S/D 80-82 - PLAT OF JANZEN 3RD ADDITION LOCATED NORTH OF 31ST STREET SOUTH IN AN AREA WEST OF SHERIDAN.

A 14-lot, residential plat containing 3.7 acres.

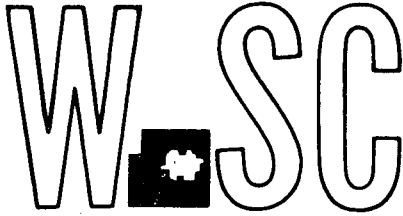
The Planning Commission recommends approval subject to recording within 30 days.

ACTION:

Receive and file the water engineering feasibility report, adopt the resolution of finding and the resolution ordering and directing the water system improvement; approve the petitions and instruct the Director of Law to prepare the necessary resolutions; waive the requirement for sidewalks; instruct the City Clerk to file the restrictive covenants and certificate with the Register of Deeds, the recording costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

2/10/81

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

December 12, 1980

Mr. Kenneth O. Taylor  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 80-82 - Final plat of Janzen Third Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 11, 1980, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the extension of City water to serve all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the paving of All Hallows Circle and Gow Circle including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The Subdivision Committee recommends a waiver of the minimum 150 foot intersection offset requirement.
- F. The Subdivision Committee recommends a waiver of the sidewalk requirement if a covenant is submitted restricting development on the proposed lots to single family or duplex dwellings.
- G. The applicant shall submit a restrictive covenant for recording which states that four off-street parking spaces will be provided for each dwelling unit within this subdivision.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate

Kenneth O. Taylor  
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12-12-80

will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

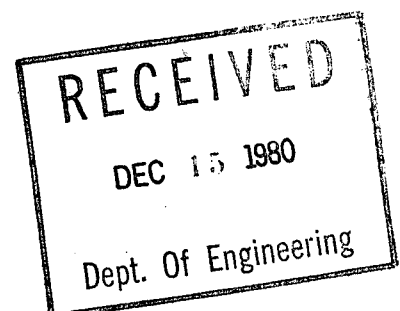
This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 18, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

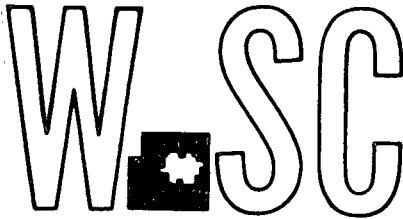
*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

cc: ~~Keck Industries, Inc., 4111 E. 37th St. North, 67220~~  
Frank N. Kessler, 1905 Southwest Blvd., 67213  
✓ Mike Lindebak, City Engineering



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

RECEIVED

NOV 14 1980

Dept. Of Engineering

November 13, 1980

Kenneth O. Taylor  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 80-82 - Preliminary plat of Janzen Third Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 13, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the paving of All Hallows Circle and Gow Circle including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The sidewalk ordinance requires sidewalks adjacent to the multi-family lots. The Subdivision Committee recommends a waiver of this requirement if a covenant is submitted restricting development on these lots to single family or duplex dwellings.
- F. The applicant shall submit a restrictive covenant for recording which states that four off-street parking spaces will be provided for each dwelling within the subdivision.
- G. Additional easement for sanitary sewers shall be shown on the final plat as follows:

10 feet on south line Lot 1  
10 feet on south line Lot 7  
20 feet between Lots 8 and 9  
20' x 10' easement between Lots 13 and 14 just east of Gow Circle.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-82 Name Janzen Third Addition  
Date Application Rec'd. 9-11-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-13-80

DESCRIPTION

General Location North of 31st St. South in an area west of Sheridan

Owner Koch Industries, Inc.  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 S. St. Francis Phone 264-0341

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>3.72</u>                                       | 7. Lineal Feet of New Streets:                                      |
| 2. Number of Lots:   | a. <u>58</u> R/W <u>400</u> ft.                                     |
| Residential <u>14</u>  | b. _____ R/W _____ ft.  |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>14</u>   | TOTAL <u>400</u> ft.  |
| 3. Minimum Lot Frontage <u>49.36</u> ft.                                   | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>No</u> <u>no</u> |
| 4. Minimum Lot Area <u>7866 sq. ft.</u> ft.                                |   |
| 5. Existing Zoning <u>R-6</u>  |   |
| 6. Proposed Zoning <u>R-6</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>    |   |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No)     |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                       |   |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the paving of All Hallows Circle and Gow Circle including storm sewers and including sidewalks as required by the sidewalk ordinance.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Because the R-6 zoning district in which this property is located allows multiple dwelling units on each lot (one per 1500 square feet) and because 58-foot streets require 4 off-street parking spaces per dwelling unit, it is recommended that the cul-de-sac street widths be increased to 64 feet.
- F. Approval of this plat will require a waiver of the minimum 150-foot intersection offset requirement.
- G. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-82 Name Janzen Third Addition  
Date Application Rec'd. 9-11-80 Preliminary Approval 11-13-80  
Scheduled S/D Meeting 12-11-80

DESCRIPTION

General Location North of 31st St. South in an area west of Sheridan

Owner Kessler Bros., Inc.  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 S. St. Francis Phone 264-0341

- 1. Gross Acreage of Plat 3.72
- 2. Number of Lots:
  - Residential 14
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
  - Total Number of Lots 14
- 3. Minimum Lot Frontage 49.36 ft.
- 4. Minimum Lot Area 7866 sq. ft.
- 5. Existing Zoning R-6
- 6. Proposed Zoning R-6
- 7. Lineal Feet of New Streets:
  - a. 58 R/W 400 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 400 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes(Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N.A. (Yes-No)
- 12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve all lots not already served.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the paving of All Hallows Circle and Gow Circle including storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat will require a waiver of the minimum 150-foot intersection offset requirement.
- F. The sidewalk ordinance requires sidewalks adjacent to all lots zoned for multi-family development. At the time of Subdivision Committee approval of the preliminary plat for this addition, the Committee recommended a waiver of this requirement if a covenant is submitted restricting development on the proposed lots to single family or duplex dwellings.
- G. The applicant shall submit a restrictive covenant for recording which states that four off-street parking spaces will be provided for-each dwelling unit within this subdivision.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kenneth O. Taylor  
November 13, 1980  
Page 2

- H. Approval of this plat will require a waiver of the minimum 150-foot intersection offset requirement.
- I. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Koch Industries, Inc., 4111 E. 37th North, 67220  
Frank M. Kessler, 1905 Southwest Blvd., 67213  
Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE October 30, 1980

TO Jack Galbraith, Chief Planner  
FROM Chris J. Breitenstein, Acting Drainage & Flood Control Engineer  
SUBJECT Drainage Plan -  
Janzen Third Addition

The above referenced drainage plan is approved.

  
Chris J. Breitenstein  
Acting Drainage & Flood Control  
Engineer

CJB:md

cc: Louise Olivarez  
K. O. Taylor