

SUBDIVISION REPORT

S/D NO. 79-126 Name Kappelman's Bel Aire Heights
Date Application Rec'd. 10-11-79 Preliminary Approval _____
Scheduled S/D Meeting April 3, 1980

DESCRIPTION

General Location North of 45th Street North in an area west of Edgemoor
as extended from the south

Owner Lester B. Kappelman
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st St. Phone 832-0213

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>93.9 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>4500</u> ft. |
| Residential <u>212</u> | b. <u>66</u> R/W <u>1200</u> ft. |
| Commercial <u>0</u> | c. <u>70</u> R/W <u>2900</u> ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other <u>Multi-family 17</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>229</u> | TOTAL <u>8600</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,500 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Bel Aire Improvement District</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Bel Aire Improvement District</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: This plat is located within the boundaries of the Bel Aire Improvement District. The applicant has filed an associated County zone case requesting "R-1" to "AA" (SCZ-0451). In addition, an associated conditional use case has been filed for multiple family and duplex uses in the "AA" zoning district (CU-233).

- A. The representatives from the City and County Departments of Public Works should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted. Since this plat is located within the Bel Aire Improvement District, the applicant shall obtain a letter from the Improvement District stating that the District has the capacity and is agreeable to providing sewer and water to this subject property. A copy of this letter shall be provided to the Planning Department.
- C. The applicant shall guarantee the construction of sidewalks at the following locations:
 - 1. Both sides of Farmstead (collector);
 - 2. Both sides of Hedgerow (collector);
 - 3. Southwest side of Auburn adjacent to Lot 1, Block 10, (multiple family development).
- D. The 100' x 100' site which has recently been approved for a water tower and which is located within the multi-family lot should be platted as a reserve and designated for water tower purposes.
- E. The applicant shall provide proof, by letter from the C.R.A. Pipeline Company or by copy of the pipeline easement agreement,

that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipelines within the easement will not be at the expense of the Improvement District or the County.

- F. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of Reserves A and B. The covenant shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- G. The applicant shall guarantee the paving of all interior streets.
- H. The collector street widths shall be 66 feet. Auburn, because it is adjacent to multi-family use, shall also be 66 feet.
- I. Approval of this preliminary plat is subject to approval of the applicant's associated zone case and conditional use application.
- J. The final plat shall indicate a temporary turnaround for both Auburn and Hedgerow at the west end of the property.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 79-126 Name Kappelman's Bel Aire Heights
Date Application Rec'd. 10-11-79 Preliminary Approval 4-3-80
Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location North of 45th St. North in an area west of Edgemoor
as extended from the south.

Owner Lester B. Kappelman
Surveyor/Engineer Reiss and Goodness Engineers
Address 2160 W. 21st, 67203 Phone 832-0213

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>93.9 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>4500</u> ft. |
| Residential <u>212</u> | b. <u>66</u> R/W <u>1200</u> ft. |
| Commercial _____ | c. <u>70</u> R/W <u>2900</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>Multi-family 17</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>229</u> | TOTAL <u>8600</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6,500 square ft.</u> | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Bel Aire Improvement District</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Bel Aire Improvement District</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: This plat is located within the boundaries of the Bel Aire Improvement District. The applicant's associated zone case (SCZ-0451) requesting "R-1" to "AA" has been approved subject to platting. In addition, an associated conditional use case for multiple family and duplex uses in the "AA" zoning district has also been approved (CU-233).

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all the lots being platted. Since this plat is located within the Bel Aire Improvement District, the applicant shall obtain a letter from the Improvement District stating that the District has the capacity and is agreeable to providing sewer and water to this subject property. A copy of this letter shall be provided to the Planning Department.
- C. The applicant shall guarantee the construction of sidewalks at the following locations:
 - 1. Both sides of Farmstead (collector);
 - 2. Both sides of 49th St. North (collector);
 - 3. Southwest side of Hedgerow adjacent to Lot 1, Block 10, (multiple family development).
- D. The applicant shall provide proof, by letter from the C.R.A. Pipeline Company or by copy of the pipeline easement agreement, that a dedication of street right-of-way over a portion of the pipeline easement is acceptable and that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any

relocation or lowering of the pipelines within the easement will not be at the expense of the Improvement District or the County.

- E. The applicant shall submit a restrictive covenant providing for the ownership and continued maintenance of Reserves A and B. The covenant shall contain a provision which gives the appropriate governing body authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- F. The applicant shall guarantee the paving of all interior streets.
- G. The final plat labels temporary turnaround easements at the west ends of 44th St. North and Hedgerow. In addition to indicating the turnarounds on the face of the plat, appropriate wording shall be included in the plat's text. The text shall state that the right-of-way easements will expire at such future time as these streets are extended.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.