

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

August 22, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-37 - FOLIAGE 2ND ADDITION

OWNER/APPLICANT: Foliage Development, Inc., 3705 E. Douglas,  
Wichita, KS 67218

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th N., Wichita, KS  
67220

LOCATION: North of 13th St. North and west of Webb Road.

SITE SIZE: 11 Acres

NUMBER OF LOTS

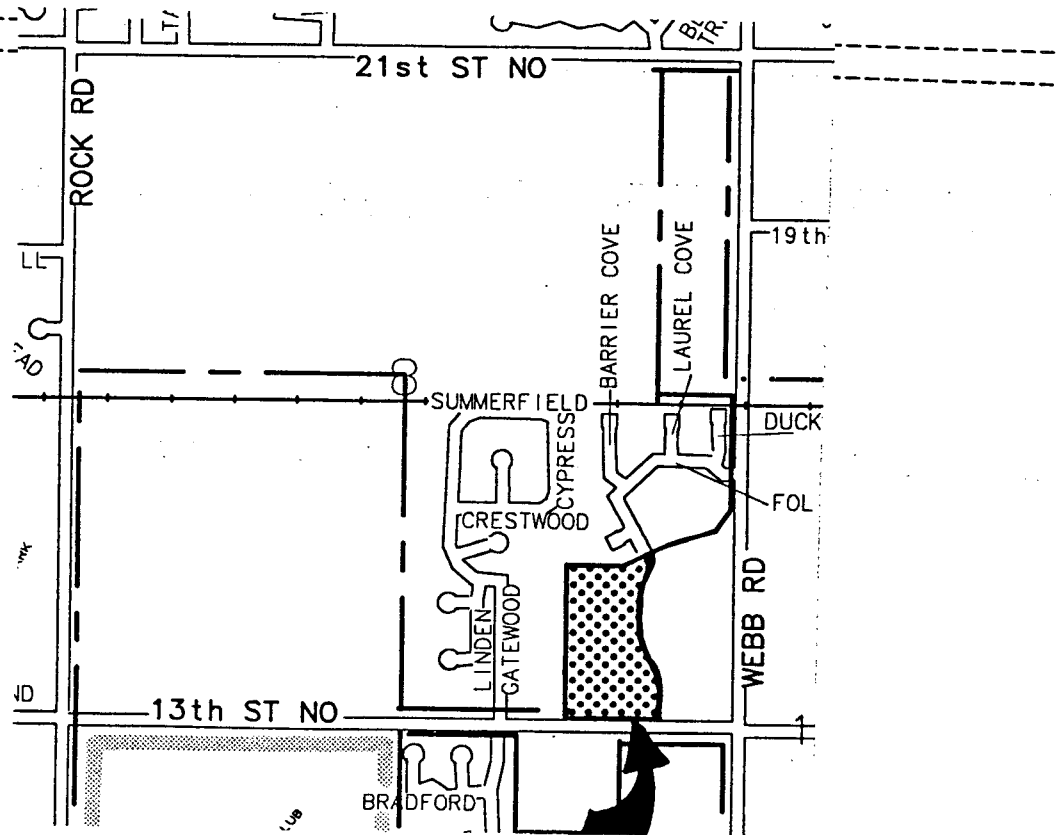
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: This site is presently within the County but is abutting Wichita's city limits. This site is also using a City of Wichita water line and appears to have access to municipal sanitary sewer. Although upon annexation this site will be zoned "AA" one family, the applicant is intending to submit a C.U.P. for the site in order to develop Lot 2 with detached, townhouse type structures. The applicant has also indicated a desire to plat the interior street as a private street such as was done with the existing street to the north in the Foliage Addition.

STAFF COMMENTS:

A. Prior to this plat being submitted for City Council review, the applicant shall request and obtain annexation of this property to the City of Wichita. Upon annexation, this property will be zoned "AA" one family which allows no more than one, one family residence per lot.

B. The applicant is advised that in order to allow for the townhouse development being considered for a portion of this site, a C.U.P. will need to be approved. The C.U.P. is also the means by which private streets are now typically allowed, such private streets being shown as a Reserve in the subsequent plat.

Since platting typically follows submission of the C.U.P. and allows the plat to be developed based on the conditions established by the C.U.P., the submission of this plat may not reflect conditions eventually established by the C.U.P. Consequently, this site may need to be replatted to reflect or correct any such differences.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant is advised that existing covenants on this site require that development in this addition be served by municipal sanitary sewer. Such facilities appear available to the site and City Engineering needs to indicate if any additional guarantees should be required, particularly if more than just one structure is eventually to occur on either lot.

E. The applicant shall guarantee the relocation of the water line located along the east line of the plat.

F. The applicant shall guarantee the paving of the local, interior street. If this street is to be established as a private street, it shall be paved to the 35 foot public standard for streets with 64 foot rights-of-way and since the street is private the guarantee cannot be by petition.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- R. 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.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

- H. If the applicant desires to create Greenleaf as a private street, it should be indicated on the plat as a Reserve. Appropriate language shall also be added to the plattor's text noting the purpose of the Reserve and who is to own and maintain it. If utilities are to be allowed within the Reserve, this purpose shall also be noted in the plattor's text.

While private streets are now typically provided for by a C.U.P., since this is a continuation of a private street already established by the Foliage Addition, such a street should be allowed for this Addition.

- I. On the final plat, except for the area of the private street, complete access control shall be indicated to 13th Street North, across this plat's south line.
- J. A 35 foot building setback, or what will correspond to the existing easement line, shall also be indicated along the plat's south line from 13th St. North.
- K. Prior to this plat being scheduled for City Council review, a letter shall be obtained from the appropriate utility indicating that satisfactory arrangements have been made for the relocation of the 4 inch gas line located in the eastern portion of this site.
- L. Prior to release of the plat for recording, the applicant shall submit a letter to Planning indicating that the structure within the easement along the north line of this plat has been removed.
- M. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

September 19, 1991

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 8/22/91)

CASE NUMBER: S/D 91-37 - FOLIAGE 2ND ADDITION

OWNER/APPLICANT: Foliage Development, Inc., 3705 E. Douglas,  
Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, 3500 North  
Rock Road, #800, Wichita, KS 67226

LOCATION: North of 13th St. North and west of Webb Road.

SITE SIZE: 11 Acres

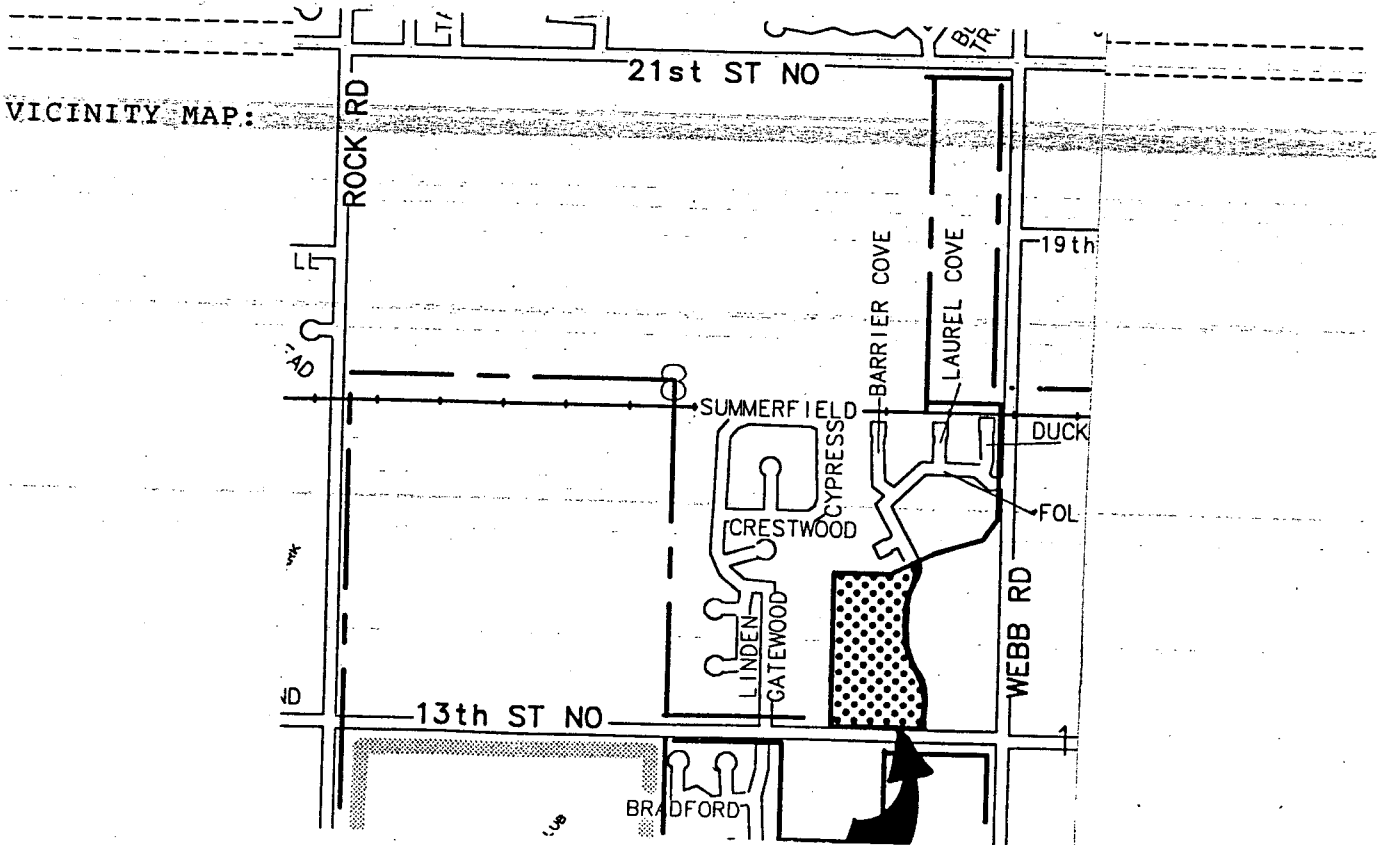
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1" Suburban Residential (County)

PROPOSED ZONING: "AA" One Family Dwelling (City)



NOTE: This site is presently within the County but is abutting Wichita's city limits. This site is also using a City of Wichita water line and has access to municipal sanitary sewer. Although upon annexation this site will be zoned "AA" one family, the applicant is intending to submit a C.U.P. for the site in order to develop Lot 2 with detached, townhouse type structures.

STAFF COMMENTS:

- A. Prior to this plat being submitted for City Council review, the annexation of this property shall be completed. The annexation ordinance was on first reading 9-10-91.
- B. The applicant is advised that in order to allow for the townhouse development being considered for a portion of this site, a C.U.P. will need to be approved. The C.U.P. is also the means by which private streets are now typically allowed, such private streets being shown as Reserves in the subsequent plat.  
  
Since platting typically follows submission of the C.U.P. and allows the plat to be developed based on the conditions established by the C.U.P., the submission of this plat may not reflect conditions eventually established by the C.U.P. Consequently, this site may need to be replatted to reflect or correct any such differences.
- C. The name of the private street within Reserve A shall be shown on the final plat tracing. It is assumed the applicant will want the name "Foliage" which would be acceptable since the addressing for the existing portion of Foliage is north-south numbering.
- D. The applicant shall guarantee the paving of the private street to the 35-foot public standard for streets with 64 feet of right-of-way. Since the street is private, the guarantee cannot be by petition.
- E. The applicant shall guarantee the relocation of the water line located along the east line of the plat.
- F. The applicant shall guarantee any drainage and/or storm sewer improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Complete access control shall be indicated to 13th Street North across this plat's south line as has been indicated in the plat's text.

- I. Prior to this plat being scheduled for City Council review, a letter shall be obtained from KPL indicating that satisfactory arrangements have been made for the relocation of the 4 inch gas line located in the eastern portion of this site.
- J. Prior to release of the plat for recording, the applicant shall submit a letter to Planning indicating that the structure within the easement along the north line of this plat has been removed.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. (Section 5-101(c)).
- O. The title report submitted with this final plat indicates unpaid taxes for the second half of 1990 which must be paid prior to recording this plat. Proof of change in ownership of the land from PMA, Inc. to Foliage Development, Inc. shall be submitted to Planning prior to scheduling this plat for City Council review. ~~Copies of the easements referenced in items 16, 19, 21, 22, and 26 of Schedule B, Section II shall be submitted to Planning prior to scheduling this plat for City Council review.~~
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- Q. The representative from the City Engineer's office should be prepared to comment on the acceptability of the vacation of three utility easements as referenced in the engineer's text.