

Preliminary  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO80-94 Name Farmington Square 2nd Addition  
Date Application Rec'd. 11-14-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-24-80

DESCRIPTION

General Location East side of Ridge, approximately 1/3 mile south of Central

Owner Marvin Niedens and Dan Carney  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>32.1</u>   | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:   | a. <u>64</u> R/W <u>1970</u> ft.                          |
| Residential <u>69</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>69</u>   | TOTAL <u>1970</u> ft.                                     |
| 3. Minimum Lot Frontage <u>*60</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6500 sq. ft.</u>                                      |   |
| 5. Existing Zoning <u>A with CUP (DP-59)</u>                                 |   |
| 6. Proposed Zoning <u>Same</u>   |   |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)             |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                         |   |

STAFF COMMENTS:

Note: This property is part of an amended C.U.P. which has been approved by the Planning Commission for duplexes (Blocks 1, 2, and 3), and four-plexes, apartments or townhouses (Blocks 4 and 5).

- A. The associated C.U.P. has been approved by MAPC subject to replatting and subject to submission of a covenant which provides for Block 5 to own and maintain the floodway. The final plat shall include this floodway as part of the replat. The covenant shall be submitted to the Planning Department for review and recording.
- B. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant assuring that adequate construction methods will be used to minimize noise pollution within habitable structures built on this site.
- C. City Engineering shall be prepared to comment on the proposed drainage plan.
- D. Since Shade just east of Ridge is already paved to the usual residential street width, the excess right-of-way width dedicated on the original plat may be vacated by this replat.
- E. Since restrictive covenants were filed of record with the plat of the first Farmington Square Addition which provided for the ownership and maintenance of all reserves and floodways within that addition, the owners of this portion of Farmington Square now being replatted shall take the necessary legal steps to nullify the original covenants. The original Reserves C and D, which were designated as landscape islands within Shade street right-of-way, should be vacated by this replat. Reserve A is being replatted into Block 1.
- F. The applicant shall guarantee the paving of Summitlawn/Brunswick and the four Shade Courts.

(Over)

- G. Based on the sidewalk ordinance, sidewalks would be required adjacent to all multi-family lots (Lot 1, Block 3; all lots in Block 4; all lots in Block 5). Since this would create a disconnected sidewalk system, it is recommended that sidewalks be required on the northerly side of Shade only from Ridge to Winterset. This represents a significant reduction of required sidewalk.
- H. The applicant shall guarantee the extension of sanitary sewer and water to serve all lots not already served.
- I. The building setbacks approved on the C.U.P. shall be shown on the final plat.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Requirements for 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. 80-94 Name Farmington Square 2nd Addition  
Date Application Rec'd. 11-14-80 Preliminary Approval 11-24-80  
Scheduled S/D Meeting 12-22-80

DESCRIPTION

General Location East side of Ridge, approximately 1/3 mile south of Central

Owner Marvin Niedens and Dan Carney  
Surveyor/Engineer Baughman Company  
Address 330 Laura - Wichita, Ks. 67211 Phone 262-7271

- |   |   |   |
|---|---|---|
| 1. Gross Acreage of Plat                          | <u>32.1</u>                                       | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:                                |   | a. <u>64</u> R/W <u>1970</u> ft.                          |
| Residential                                       | <u>69</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>69</u>   | TOTAL <u>1970</u> ft.                                     |
| 3. Minimum Lot Frontage                           | <u>*60</u> ft.                                    | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area                               | <u>6500 sq. ft.</u>                               |   |
| 5. Existing Zoning                                | <u>A with CUP (DP-59)</u>                         |   |
| 6. Proposed Zoning                                | <u>Same</u>                                       |   |
| 9. Public Water Supply                            | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> |   |
| 10. Public Sanitary Sewers                        | <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u>  |   |
| 11. Health Department Approval (where applicable) | _____ (Yes-No)                                    |   |
| 12. City of Wichita                               | <u>X</u> : Three-Mile Area _____                  |   |

STAFF COMMENTS:

Note: The floodway and the lot at the southeast corner of Central and Winterset have been added to this final plat. Lot 1, Block 5 has been approved for LC zoning subject to replatting.

- A. Thirty-five foot building setbacks from Central and from Winterset on Lot 1, Block 5 shall be added to the final plat tracing.
- B. At the preliminary plat hearing, the applicant's surveyor was directed to show the building setbacks (as approved on the CUP) on the final plat. In some cases these setbacks are greater than would be required by the zoning ordinance (E.g., the CUP showed 25-foot setbacks from Ridge on Lots 1-8, Block 2, and 25-foot setbacks from Shade on the lots which side into Shade on the north). The surveyor has requested permission to indicate the setbacks for Blocks 1, 2 and 3 by a note which references the CUP. The intention is to ask for an adjustment to the CUP to reduce these setbacks. The applicant or his surveyor shall be prepared to discuss this matter with the Subdivision Committee.
- C. The applicant shall submit a covenant which specifies the ownership and maintenance responsibilities of the floodway.
- D. The applicant shall submit an avigational easement covering this entire property and a restrictive covenant acknowledging aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within habitable structures built on this site.
- E. In order to eliminate the reserves which were platted within Shade Street Right-of-way on the original Farmington Square plat, it will be necessary for the owners of these reserves to dedicate them to the public for street purposes. These dedications shall be submitted to the Planning Department so that they can be scheduled for acceptance by the City Commission when this plat is approved.

- F. Since restrictive covenants were filed of record with the plat of the first Farmington Square Addition which provided for the ownership and maintenance of all reserves and floodways within that addition, the owners of this portion of Farmington Square now being replatted shall take the necessary legal steps to nullify the original covenants.
- G. The applicant shall guarantee the paving of Summitlawn/ Brunswick, Park Circle, and the three Shade Courts.
- H. The applicant shall guarantee installation of a sidewalk on the northerly side of Shade from Ridge to Winterset. Since Shade is already paved, the guarantee shall be in the form of a recordable certificate which states that the sidewalk shall be constructed during development of the lots. For development not requiring an occupancy permit (single family homes and duplexes) a 6-month fiscal guarantee will be required by Central Inspection before issuance of a building permit.
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already platted.
- J. The applicant shall guarantee the extension of City water to serve all lots not already served.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

?  
Petition for  
sidewalk  
on Shade