

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: August 14, 1991

TO: Marvin S. Krout, Director of Planning  
Bob Camfield, Chief Fire Inspector  
Bill McKinley, Traffic Engineer  
Mike Lindebak, City Engineer ✓

FROM: Robert L. Young, Principal Planner - Current Plans *RLY*

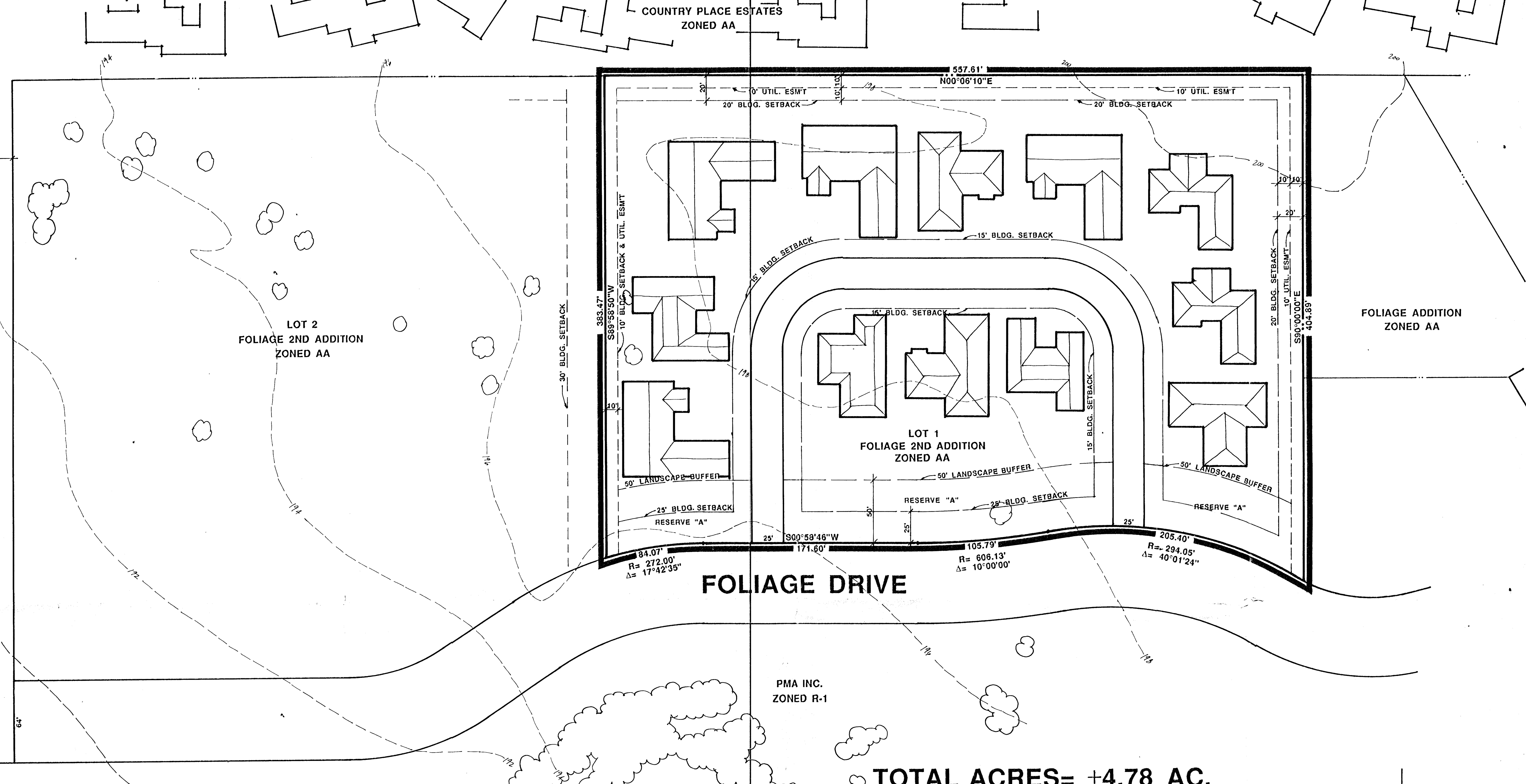
SUBJECT: Proposed Residential Development Plan for property located west of Foliage Drive (being platted as a private street) approximately one-half mile west of Webb Road in an area north of 13th Street.

Attached for your review and comment is a copy of a proposed development plan for the above-referenced property. The applicant proposes to develop the property with either single-family zero lot line, cluster single-family or twin homes at a maximum density of not to exceed 5 dwelling units per acre (24 units on the 4.78 gross acre site). The property is currently being platted as a single lot in Foliage 2nd Addition and the owner has submitted the C.U.P. to accommodate reductions in the setback lines that would otherwise be required on individually platted single-family lots in the "AA" Single-Family District.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review.

RLY:jcm  
Attachment

13TH STREET NORTH



FOLIAGE DRIVE

TOTAL ACRES= ±4.78 AC.

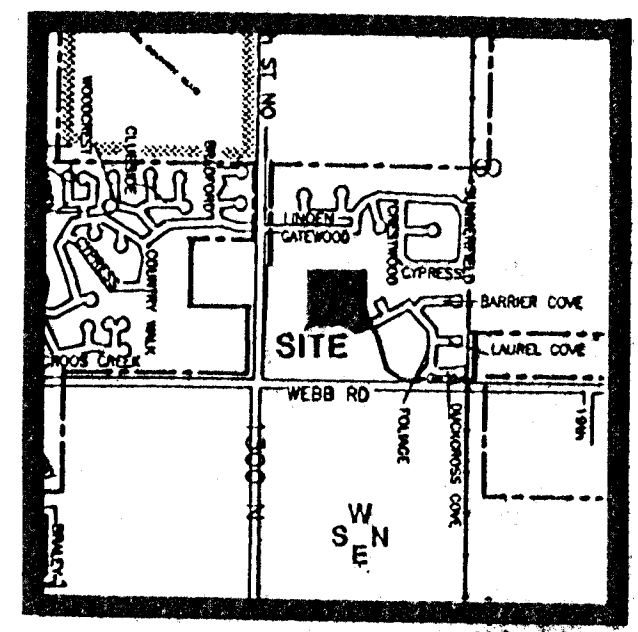
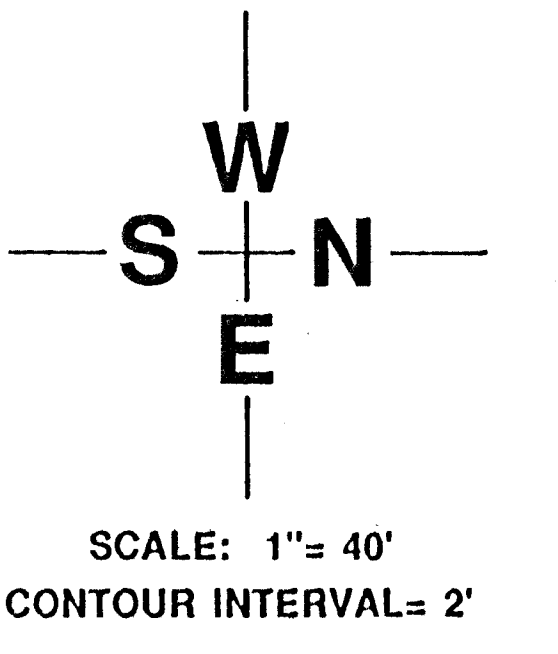
**GENERAL PROVISIONS**

- THIS PROJECT CONTAINS 4.78 GROSS ACRES.
- THE PROPOSED DEVELOPMENT AS ILLUSTRATED, IS COMPOSED OF CLUSTER SINGLE-FAMILY DWELLING UNITS. THE ILLUSTRATED HOUSING TYPES FOR EACH PARCEL IS ENCLOSED IN A BOX (EXAMPLE - CLUSTER SINGLE FAMILY) IN THE PARCEL DESCRIPTION UNDER PARAGRAPH 13 BELOW. ILLUSTRATED PROPOSED DWELLING UNITS = 12.
- NOTE: OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION MAY ALTER THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL NET DENSITY REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 24.
- NET DENSITY CALCULATION: IF THE PARCEL IS DEVELOPED WITH THE NUMBER AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE LESS STREET, WOULD BE 3.13 DUNEIT ACRES. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, THE OVERALL DENSITY WOULD BE 5.0 DUNEIT ACRE.
- SETBACKS SHALL BE AS SHOWN ON THE PLAN OR AS PROVIDED IN GENERAL PROVISION NUMBER 5 BELOW.
- MINIMUM BUILDING SETBACKS FOR ALL TYPES OF RESIDENTIAL USES SHALL BE AS FOLLOWS:  
FRONT YARD SETBACKS TO ACCESS/FIRELANES: 15 FEET (20 FEET FOR FRONT LOAD GARAGES)  
REAR YARD SETBACKS: 10 FEET EXCEPT AS NOTED ON PLAN  
SIDE YARD SETBACKS: 5 FEET EXCEPT FOR ZERO LOT LINE DEVELOPMENT WHICH SHALL HAVE A ZERO SETBACK ON ONE SIDE AND A 10 FOOT SETBACK ON THE OTHER SIDE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCE IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CITY OF WICHITA.
- A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC.
- RESERVE (A) REPRESENTS THE GENERAL OPEN SPACE, LANDSCAPE BUFFER, PERIMETER WALL AND ENTRY MONUMENTS, AND SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION CONSISTING OF ALL OWNERS.
- THE 50' LANDSCAPE BUFFER REPRESENTS 61 ACRES OR APPROXIMATELY 14% OF THE TOTAL SITE.
- FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREAS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.
- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND CLUSTER SINGLE FAMILY WHICH SHALL BE 4,000 SQ. FT. MINIMUM LOT SIZES FOR TWIN HOMES SHALL BE 8,000 SQ. FT.
- TURN-AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LINES WHICH ARE LONGER THAN 100 FT.
- PARKING RATIO: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 28.04.140, THE OFF-STREET PARKING RATION SHALL BE AS FOLLOWS:  
ZERO LOT LINE (INCLUDES 2 SPACES INSIDE GARAGE) 4.0 DU/  
SINGLE FAMILY DETACHED/TWIN HOMES (INCLUDES 2 SPACES INSIDE GARAGE) 4.0 DU/  
CLUSTER SINGLE FAMILY (INCLUDES 2 SPACES INSIDE GARAGE) 4.0 DU/  
NOTE: HALF OF THE REQUIRED PARKING MAY OCCUR IN FRONT OF SETBACK LINE.
- SHOULD AN ALTERNATE LAND USE, PERMITTED BELOW, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
- SPECIFIC PARCEL INFORMATION: PROPOSED USES ILLUSTRATED ON PLAN ARE ENCLOSED IN A BOX ON USE DESCRIPTION BELOW.

PARCEL NUMBER	PROPOSED USES AND MAX DU/PARCEL			LAND USE ZONES			PARCEL DENSITIES AND HEIGHT RESTRICTIONS					
	SF	ZLL	CSP	TW	NET	SF	ZLL	CSP	TW	HEIGHT	TORR	MAX RES'D
1	15	24	24	19	4.78	4.78	21-15.0	20	4.0	30'	30%	
TOTALS					4.78	4.78						

SF = SINGLE FAMILY  
ZLL = ZERO LOT LINE  
CSP = CLUSTER SINGLE FAMILY  
TW = TWIN HOMES

TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED - 12 UNITS  
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED - 24 UNITS  
MAXIMUM DENSITY - 5.0 DU/NET ACRE



# FOLIAGE RESIDENTIAL C.U.P.

DEVELOPER: KEVIN DAVES ARCHITECTS, 3705 E. DOUGLAS, WICHITA, KANSAS 67218 PH: 316-686-2290

**BILL G. YUNG DESIGN**  
WICHITA, KS 67203  
316-686-2290  
316-686-2291

DATE: AUGUST 13, 2007  
REV:

SHEET TITLE: COMMUNITY UNIT PLAN

PROJECT: FOLIAGE  
SHEET: 1 OF 1