

DR 87-21 - Metropolitan Area Planning
Departmental Reviews of Miscellaneous
Landscape Plans.

ACTION

DATE

COMMITTEE _____

M.A.P.C. _____

B.C.C./B. CO. C. _____

LANDSCAPE PLANS:

1. WICHITA PSYCHIATRIC HOSPITAL 4-22-86
2. PHILLIPS GG (MAPLE/TRACY) 3-27-87
3. KASTENS VETERINARY CLINIC 12-4-87
4. GOOD SHEPHERD EPIS. CHURCH 1-22-90
5. INN AT WILLOWBEND 5-30-90



LOS ANGELES, CHICAGO, LOGAN OH
MCBREGON, TX, LOCUST GROVE CA
USA

Shepard
•

No. 2-153C

MASTING, MN

LOS ANGELES, CHICAGO, LOGAN OH

MCBREGON, TX, LOCUST GROVE CA

USA

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

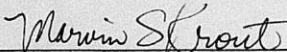
DATE: May 30, 1990

TO: Monty Robson, Superintendent, Central Inspection
FROM: Marvin S. Krout, Director of Planning
SUBJECT: Landscaping and earth berms in lieu of screening
fence for The Inn at Willowbend.

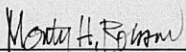
In accordance with 28.04.027 of the Zoning Ordinance, a landscape plan (including earth berms) has been submitted for our review and approval in lieu of the normally required screening fence for the proposed Inn at Willowbend. Because the site is zoned "E" Light Industrial and is contiguous to the Willowbend golf course, which is zoned "AA", screening is required. Obviously they don't want to screen the golf course from view from the Inn, nor should the Inn have to be screened from view from the golf course. The proposed landscape plan offers an alternative by providing some visual separation between the two uses without totally separating them. The berm, not shown on this landscape plan, is already existing on the golf course north of the Inn site and is 7 feet tall. According to the architect, the elevation at the top of this berm is the same elevation as the floor level of the middle floor of the Inn (north side).

I believe the proposed north foundation planting, the proposed Austrian pines and elm in the yard north of the Inn, and the existing 7-foot berm on the golf course are sufficient to meet the landscaping/screening requirement of the Zoning Ordinance. Your signature below will indicate your concurrence.

Two copies of the approved landscape plan are attached for your use and files.



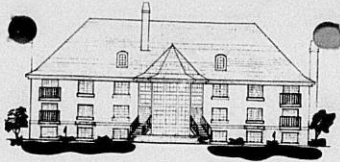
Marvin S. Krout
Director of Planning



Monty H. Robson, Superintendent
Central Inspection

MSK:LO:jcm
cc: Ed Kurtz
SPSH Architects
151 N. Main
Wichita, KS 67202

Gary Adamson
4130 N. Tara Circle
Wichita, KS 67226



May 10, 1990

Louise Olivarez
Metropolitan Planning Commission
City of Wichita
Wichita, Ks 67202

Dear Ms Olivarez:

I was truly dismayed when I read in our list of building requirements that we had to build a fence to separate our project from the golf course property. After the ordinance was explained to me I understood it's purpose but in our situation it is not beneficial to anyone.

The Inn at Willowbend is intended to be an informal lodging facility with heavy association with golf and the Willowbend Golf Club. The owner of the golf course development picked our location and we accepted it because of mutual benefit. A six foot masonry fence would detract from the aesthetic benefit we will both enjoy without it. As you can see, the Inn is adjacent to the golf course but is far enough from the closest residence there will be no direct impact of any kind. Existing golf course knolls and hills provide substantial visual separation from most of those residences also.

You can see that our building does not encroach on any streets or right away.

I sincerely request that this variance be granted and we be allowed to proceed as originally planned. It has always been our intent to be a respected member of the Willowbend community. One of the conditions of our purchase agreement was compliance with the rules and standards of Willowbend architectural committee.

Your favorable response to our request is sincerely appreciated.

Sincerely yours,

Gary M. Adamson
President



4130 North Tara Circle • Wichita, KS 67226
(316) 636-4227



Your Hosts
Gary and Bernice Adamson

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 22, 1990

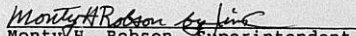
TO: Monty Robson, Superintendent, Central Inspection
FROM: Marvin S. Krout, Director of Planning
SUBJECT: Landscape screening in lieu of fence for Good Shepherd Episcopal Church, 8021 W. 21st Street (Lot 1, Westwind 2nd Addition)

Dick Linn, on behalf of the Good Shepherd Episcopal Church, now under construction at 8021 W. 21st Street, has requested permission to install evergreen vegetation in lieu of a fence as the required screening along the south property line of this institutional use which abuts the rear yards of single-family lots. The landscape plan proposes 46 Austrian pines (4 feet tall, 5 feet in diameter) placed on 12-foot centers alternately located at 8 feet and 10 feet north of the south property line. Although this location is within a platted utility easement, Dick Linn advises that the sanitary sewer is in the south half of the easement (on the single-family lots) and that most utilities which will be installed in the north half of the easement are already in place.

Because Austrian pines usually branch very close to the ground and are wide trees, we feel that they will provide an acceptable evergreen landscape screen at this location. Also, we anticipate that most single-family homes backing into this church site will probably provide their own rear yard fences.

Your signature below will indicate your concurrence in the approval of the proposed evergreen landscape screen.


Marvin S. Krout
Director of Planning


Monty H. Robson, Superintendent
Central Inspection

MSK:LO:jcm

cc: Dick Linn, 4302 W. 17th St., 67212

Jan. 16, 1990

To : Monte Robson, C.I.D.
Marvin Krout, M.A.P.D.

Re : Good Shepherd Episcopal Church
8021 W. 21st St.

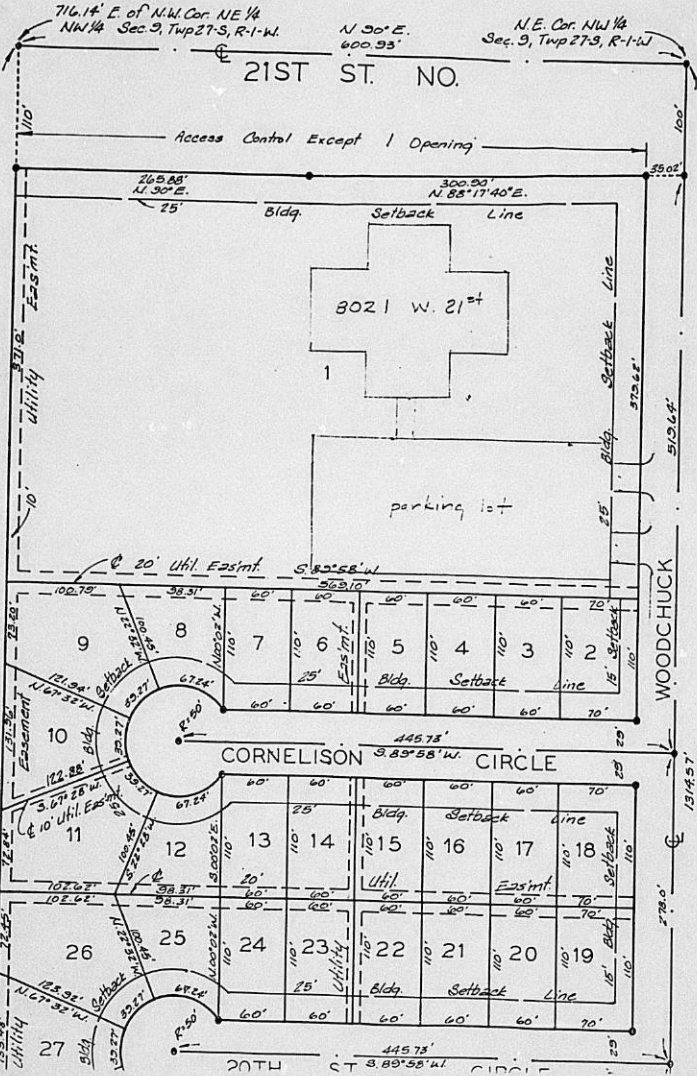
Attached is the Landscape Screening Plan for the above-referenced location. This plan is submitted with a request for an exception to the requirements of 28.04.145 Sec. 3.4 which requires a solid fence for screening.

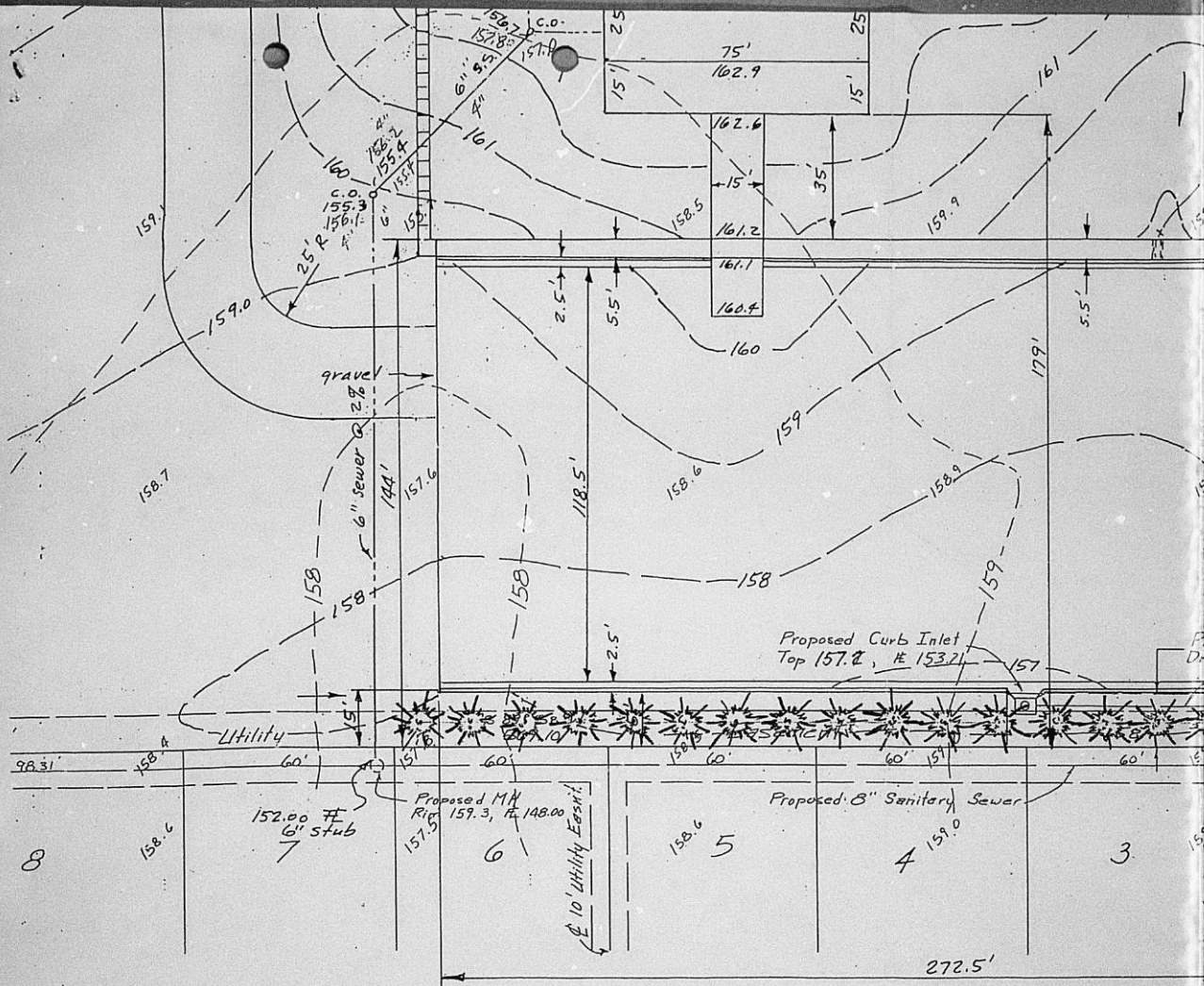
The plan provides for 46 Austrian Pine trees (4' tall, 5' dia) at 12' centers. The trees will be alternately located at 8' & 10' north of the south property line.

This plan will provide satisfactory screening and will be more desirable than a solid wood fence.

Dick Lirin
4302 W. 17th St., 67212
943-1349

cc Evans Building Co., Inc.
David Herries, Architect
Good Shepherd Episcopal Church



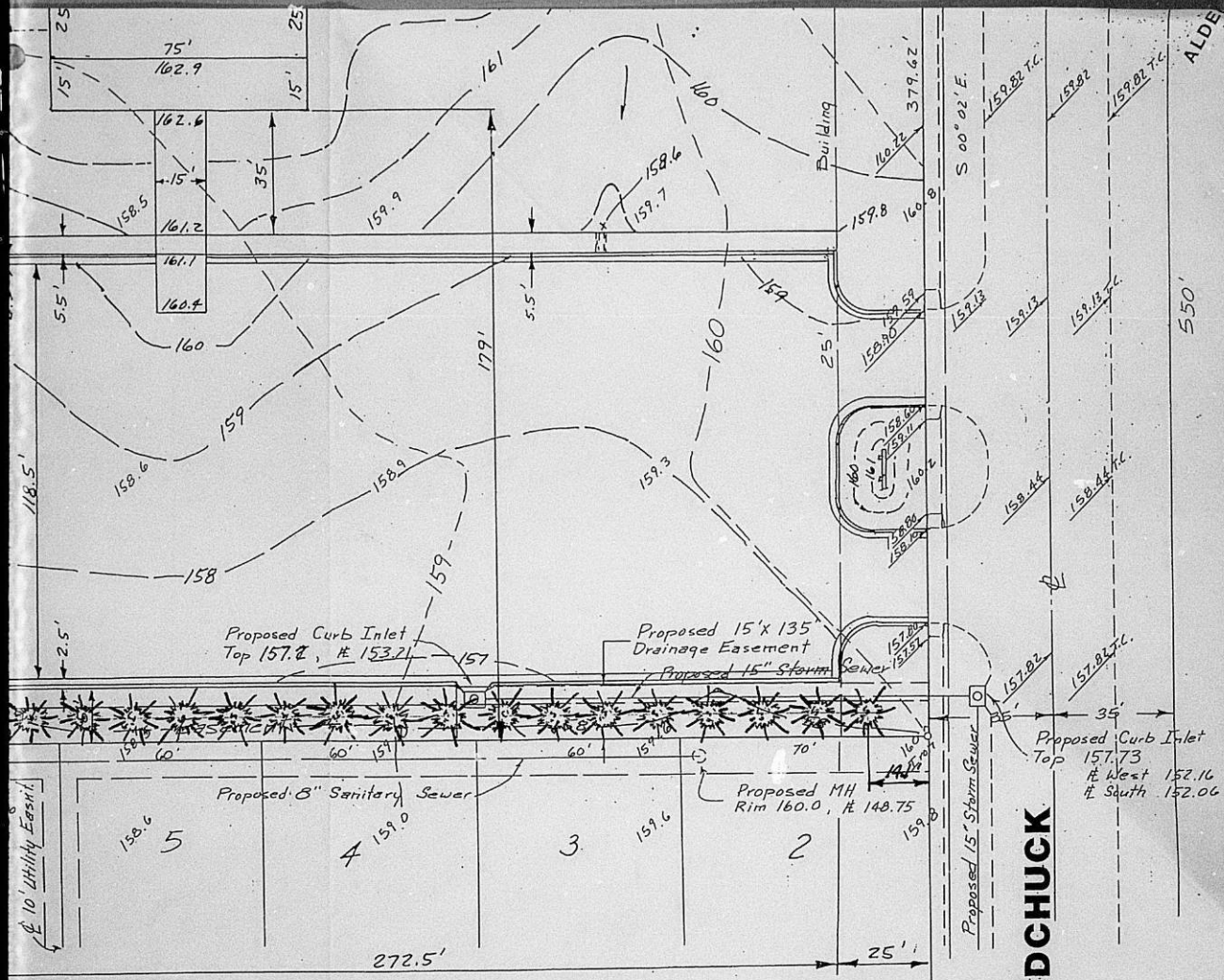


Landscape Screening :

46 Austrian Pine trees @ 12' centers,

Good Shepherd Ep

8021 W.



Good Shepherd Episcopal Church
 8021 W. 21st St.

SITE GRADING PLAN

WOODCHUCK



12' centers,

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

December 4, 1987


TO: Monty Robson, Superintendent of Central Inspection
FROM: Marvin S. Krout, Director of Planning
SUBJECT: Landscape plan for Dr. Kastens Veterinary Clinic
(3223 West 13th Street)

Paul Cavanaugh, architect for the above-referenced project, has requested permission to use existing evergreen vegetation in lieu of a fence to satisfy the screening requirement along a portion of the south line of the new clinic which abuts single-family residential zoning. The existing vegetation consists of arbor vitae which, although not in prime condition, do provide some visual protection for the residence to the south.

We have reviewed these plants on site and believe they meet the requirements of Section 28.04.160.K and the definition of "screening" in the Zoning Ordinance. Two copies of a site plan identifying the plants have been submitted for our approval and files. Your signature below and on the plans will indicate your concurrence in the approval of the existing lanuscape screen instead of a fence. Should these arbor vitae die or be removed at a future date, it will be the obligation of the owner of the Clinic property to extend the fence west to the west property line.

FILE COPY


Marvin S. Krout
Director of Planning


Monty H. Robson
Superintendent of
Central Inspection

MSK/MHR/LO:blw

cc: Dr. James Kastens, DVM, 3059 West 13th Street, Wichita, KS. 67203
Paul Cavanaugh, A.I.A., 520 S. Holland 67209

PL/5086/4

December 1, 1987

Planning Department
City of Wichita
455 N. Main
Wichita, KS 67201

RE: Dr. Kasten's Clinic
3223 W. 13th

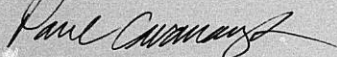
Gentlemen:

We are requesting the omission of a portion of the screening fence between the new veterinary clinic project at the southeast corner of West 13th and Sheridan Streets per the attached site plans.

There are existing evergreen shrubs along the west 50' of that property line that would be destroyed if the fence is constructed per Wichita zoning requirements. The shrubs hold sentimental value for the homeowner to the south and both property owners are eager to allow the shrubs to serve as screening rather than a new fence. Dr. Kastens, the property owner to the north of the property line, has agreed to move his new driveway three (3) feet away from the property line to give the shrubs as much room as possible.

We would appreciate your acceptance of this proposal and would also appreciate a timely response, as construction is proceeding rapidly on the new clinic's parking lot. Thanks very much.

Sincerely,



Paul Cavanaugh, A.I.A.
Architect

PC/kko

Enclosure

PAUL CAVANAUGH, A.I.A., ARCHITECT
RIDGE PLAZA OFFICE PARK • 520 SOUTH HOLLAND, SUITE 101 • WICHITA, KS 67209 • (316) 721-5663

3

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

October 20, 1987

TO: Monty Robson, Superintendent of Central Inspection

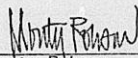
FROM: Marvin S. Krout, Director of Planning

SUBJECT: Landscape plan for Lot 1, Hay Addition located on the east side of Tyler in an area south of 9th St. North.

We have received four copies of the proposed landscape screening plan for a portion of the north line of the above-referenced property. In accordance with Section 28.04.160.K and the definition of "screening" in the Zoning Ordinance, Mr. Lehman, owner of the property, has proposed a combination of new plant material (arborvitae) and existing trees and shrubs to provide a screen along the west 60 feet of the north line adjacent to the residential district in lieu of a fence or wall. Mr. Lehman has advised that the proposed landscape screen is satisfactory to the owner to the north.

The plan has been reviewed and meets the necessary requirements. Enclosed are the submitted landscape plans which have been marked "approved" and are to be signed by both of us in accordance with the regulations. Your signature below and on the four copies (two copies for the Planning Department and two copies for C.I.D.) of the landscape plan will indicate your concurrence in the approval of the landscape screen in instead of fencing or a wall.


Marvin S. Krout
Director of Planning


Monty Robson
Superintendent of Central
Inspection

MSK/MR/BH:car

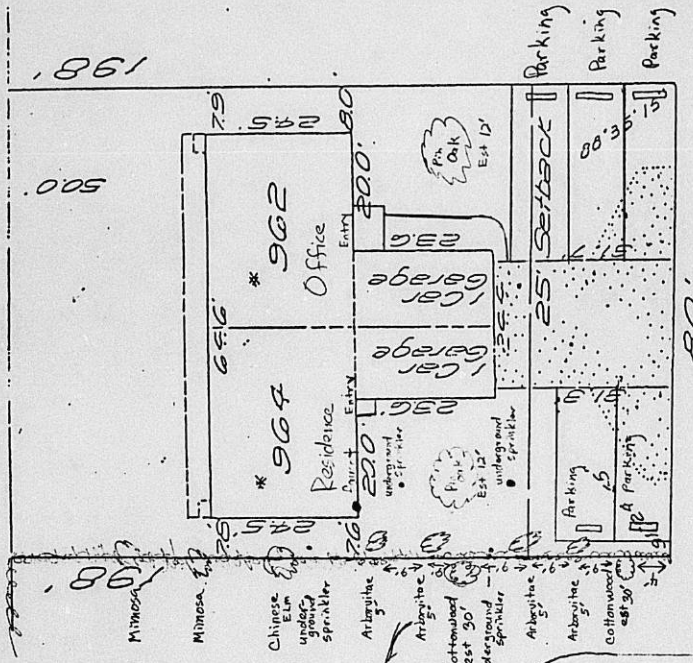
cc: Dolores Mast, Building Code Engineer
J. Michael Lehman, 900 N. Tyler, Wichita, KS 67212

P072222
17 JULY 1987

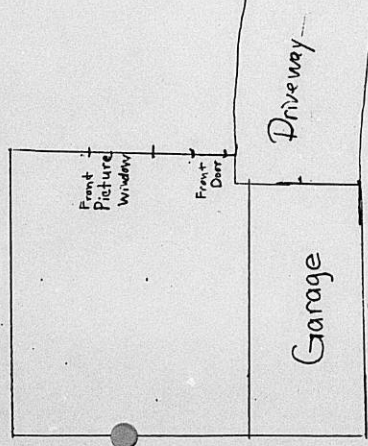


Notes:

1. Underground sprinklers reach all trees and bushes.
2. Faucet on NW Corner of Residence provides water via hose
3. \odot = rose bushes 4'-6'
 \circ = Arbutus
 \bullet = tree
 \bullet = underground sprinkler system



--- access control except ---
 --- are opening ---

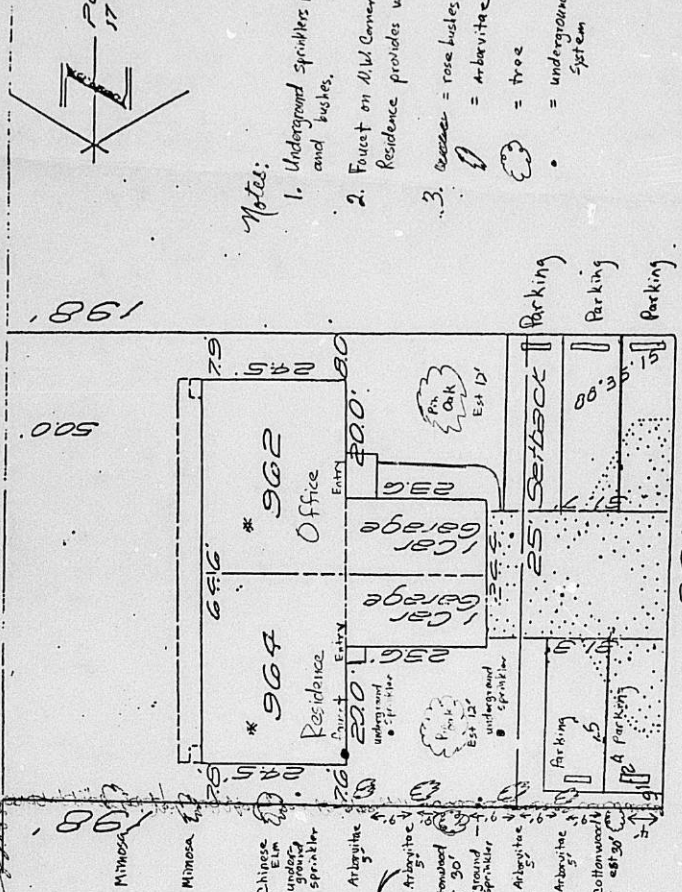


Landscape plan for
 Lot 1, Hwy Addition:

Approved: Marvin S. Reed
 Director of Planning
 See memo: Walter H. Brown

Superintendent of Central Inspection
 : MAPD COPY 1 OF 2

P872222
17 JULY, 1987



Notes:

- Underground sprinklers reach all trees and bushes.
- Faucet on NW Corner of Residence provides water via hose
- Arbutus = rose bushes 4'-6'
 - Arbutus = tree
 - underground sprinkler = underground sprinkler system

Approved Landscape Plan for
Lot 1 Hwy
Albion-
See memo: North Hill

--- stress control except ---
--- one opening ---

HARD COPY 2 OF 2

2

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Date: March 27, 1987

TO: Monty Robson, Superintendent of Central Inspection
FROM: Marvin S. Krout, Director of Planning

SUBJECT: Landscape plan for Phillips 66 Station on the northwest corner
of Maple and Tracy. Associated cases: 2-2786, B2A 30-86, PPCo#B

Site Planning Associates have submitted four copies of the proposed landscape screening plan for the Phillips 66 Station located on Lot 1, PPCo 3rd Addition. In accordance with Section 28.04.160.K and the definition of "screening" in the Zoning Ordinance, they have proposed a combination of evergreen screening and earth berms along the north property line adjacent to the residential zoning district in lieu of a fence or wall.

The plan has been reviewed and meets the necessary requirements. Enclosed are the submitted landscape plans which have been marked "approved" and are to be signed by both of us in accordance with the regulations. Your signature below and on the four copies (two copies for the Planning Department and two copies for CID) of the landscape plan will indicate your concurrence in the approval of the landscape screen instead of fencing or a wall.

Marvin S. Krout
Director of Planning

Monty Robson
Superintendent of Central Inspection

MSK:MR:dlk

cc: H. Stewart Mann, Site Planning Associates, 520 S. Holland, Suite 410,
Wichita, KS 67209

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

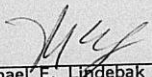
DATE: April 22, 1986

TO: Monty Robson, Superintendent of Central Inspection
FROM: Michael E. Lindebak, Director of Planning (Interim)
SUBJECT: Landscape Plans for the Wichita Psychiatric Hospital

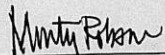
Site Planning Associates has submitted four copies of proposed landscape screening plans for the Wichita Psychiatric Hospital at 21st Street North and Old Manor Road. In accordance with Section 28.04.160.K and the definition of Screening of the Zoning Ordinance, they have proposed a screening fence along the south property line and a solid evergreen screen along portions of the south and west property lines when adjacent to residential zoning districts. Along Old Manor, the required 20-foot landscaped yard is also designated.

We have reviewed the plans and the proposed landscaped materials and they are satisfactory. The plans have been marked "approved" and are to be signed by both of us in accordance with the regulations.

Attached for your files are three copies of the approved plans.



Michael E. Lindebak
Director of Planning (Interim)



Monty Robson
Superintendent of Central
Inspection

MEL/JHG/lw

Attachments

cc: Monty Robson, Superintendent of Central Inspection
Site Planning Associates, 9324 W. Central, Wichita, KS 67212

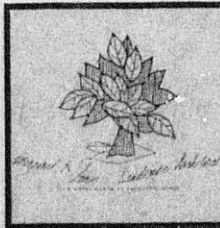
APPROVED LANDSCAPE PLAN
SEE LETTER OF 5-30-90

Marvin S. Probst
DIR. OF PLANNING

Wendy H. Johnson
SUP'T. CENT. INS.

DR87-21

M.A.P.D. COPY (of)



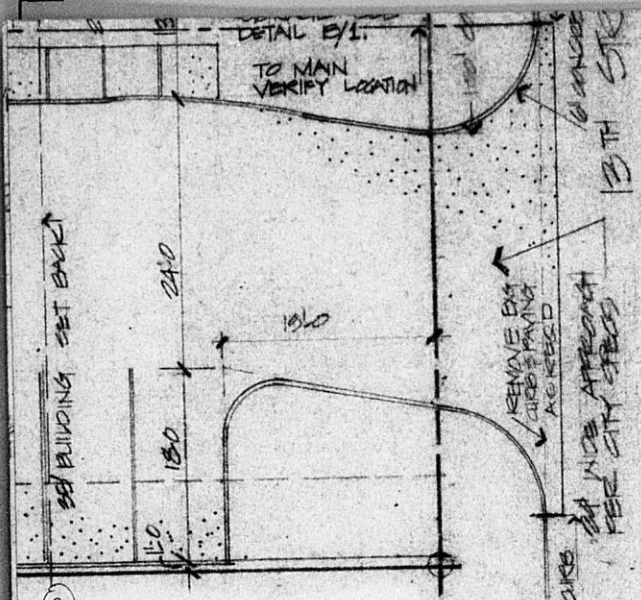
THE INN AT WILLARD

JONES PROFESSIONAL AS
721 West Ninth Street
Wichita, Kansas 67203
(316) 262-4525

Origin 8400.000 N 5380.000 E
Scale 1 inch : 20 feet Rotation 90°

5-30-90

DR 87-21



APPROVED LANDSCAPE PLAN

Marvin Skrad
DIRECTOR OF PLANNING

Walter H. Brown
SUP'T. CENTRAL INSPECTION

Dec. 4, 1987

DESCRIPTION:
KARSTEN'S FIRST ADDITION
A, SEDGWICK COUNTY, KANSAS.

SEB OFFICE (SEA RESOLUTION # 7385)

BR.
TYPE: S N
AGE: GROUND FLOOR - 444 SF
BASEMENT - 1493 SF

SEE LINE TO SHOW EXIST'G TREES TO REMAIN

NO REVISIONS TO CARRIAGE CONSTR.

DR 87-21

REV. 11/26/86

M.A.P.D. COPY 1 of 1

Dr. Karstens
3000 WEST 13TH STREET

10/17/86
1
OF 9

Notes:

1. AREA TO BE WATERED WITH AN AUTOMATIC SPRINKLER SYSTEM. LOCATION OF IRRIGATION STRAY HEADS SHOWN ARE APPROXIMATE.

marks
PK. 506. - TREATED

40'

(2) Approved landscape plan
March 27, 1987
PHILLIPS 66
Tracy and Maple
Wichita, Kansas

Site
Site
Site
Site
Planning Associates
Associates
Associates

520 S. Holland, Suite 410
Wichita, Kansas 67209
13161 721-1580

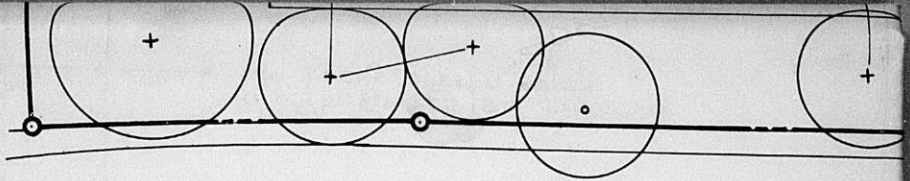


project no: 283
drawn by: slm
date: March 17, 1987

Sheet No.
1 of 1

DR 87-21

— tra —



(i)

Approved Landscape Plan
28.04.160. K.

April 22, 1986

John L. Smith
Director of Planning

Monty H. Wilson
Superintendent of Central Inspection
4-22-86

DR 87-21