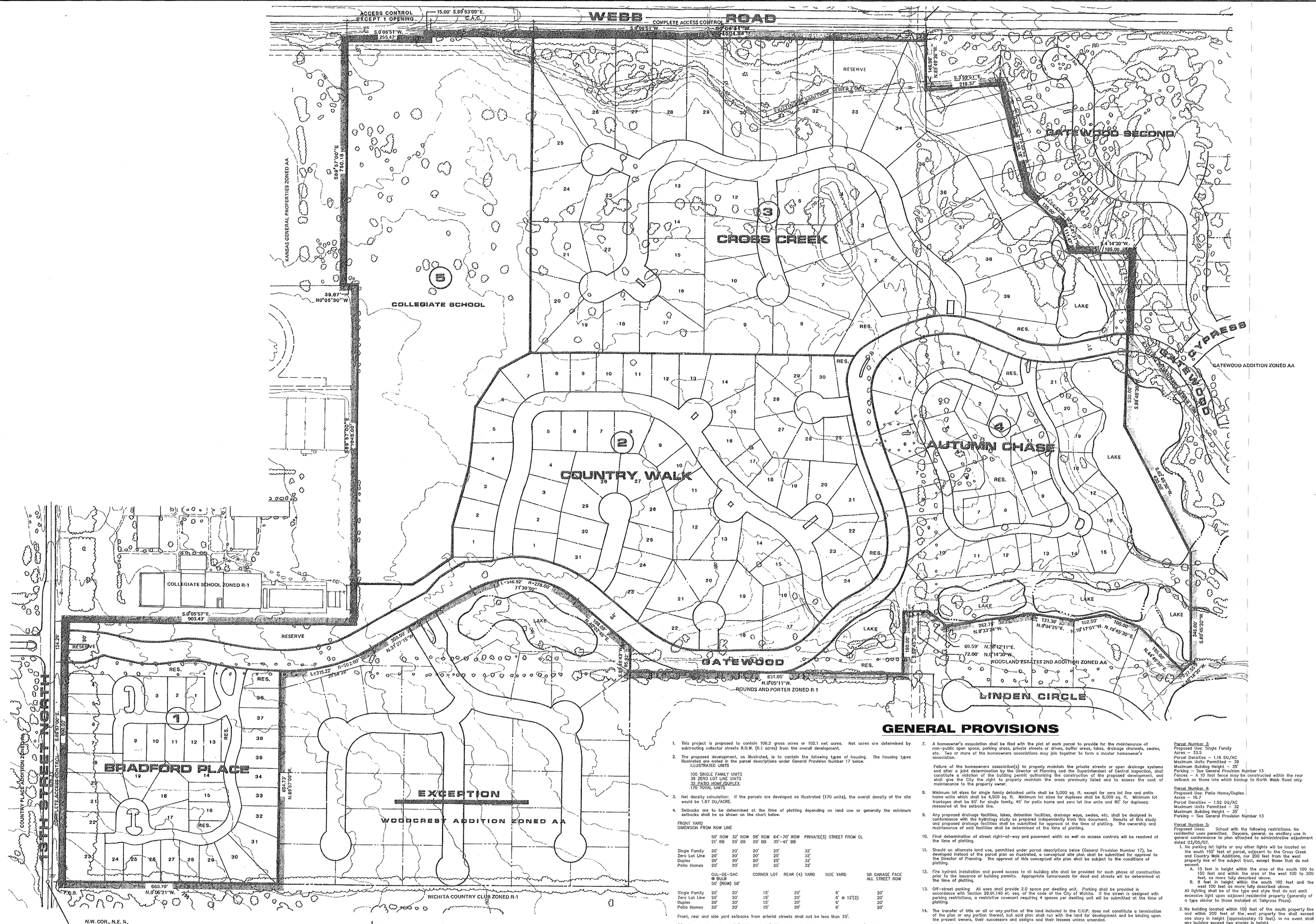


COMMUNITY UNIT PLAN DP-166

LAKEPOINT

CASE HISTORY

CUP2022-00008 Amendment #3	4/07/22
CUP2009-00011 Amendment #2	7/09/09
Amendment #1	9/11/08
Administrative Adj.	03/05/07
Revised	05/13/88
Original CUP	1987

GENERAL PROVISIONS

1. This project is proposed to contain 106.2 gross acres or 102.1 net acres. Net acres are determined by subtracting collector streets R.O.W. (6.1 acres) from the overall development.
2. The proposed development, as illustrated, is to contain the following types of housing. The housing types illustrated are noted in the parcel descriptions under General Provision Number 17 below.
   ILLUSTRATED UNITS
   100 SINGLE FAMILY UNITS
   38 ZERO LOT LINE UNITS
   32 PATIO HOME/DUPLEX
   170 TOTAL UNITS
3. Net density calculation: If the parcels are developed as illustrated (170 units), the overall density of the site would be 1.67 DU/ACRE.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.

FRONT YARD DIMENSION FROM ROW LINE	50' ROW 21' BB	32' ROW 29' BB	58' ROW 29' BB	64'–70' ROW 35'–41' BB	PRIVATE(3) STREET FROM CL
Single Family	20'	20'	20'	25'	32'
Zero Lot Line	20'	20'	20'	25'	32'
Duplex	20'	20'	20'	25'	32'
Patio Homes	20'	20'	20'	25'	32'

	CUL-DE-SAC & BULB 50' (ROW) 58'	CORNER LOT	REAR (4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
Single Family	20'	15'	20'	6'	20'
Zero Lot Line	20'	15'	20'	6' & 12'(2)	20'
Duplex	20'	15'	20'	6'	20'
Patio Homes	20'	15'	20'	6'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25'.

(1) On streets having a 32' ROW with 29' BB pavement, there shall be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees approved by City forester. Off-street parking bays shall be permitted where approved by traffic engineer at the time of platting. (See General Provision Number 16.)
(2) Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating all other elements of the dwelling units except for the garages.
(3) On corner lots on private streets, the side yard setback can be reduced from 32' to 27' providing that the garage face shall be setback a minimum of 20' form back of curb.
(4) Rear yard setbacks may be reduced to 10' when adjacent to a platted reserve or open space.

5. All utilities shall be install underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita.

6A. One electronic message board sign with video and animation display shall be permitted on Parcel 5 adjacent to Webb Road. The sign shall have a maximum height of 12 feet and maximum sign area 48 square feet. The sign shall be located a minimum of 150 feet from the south property line of Parcel 5.

7. A homeowner's association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, lakes, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowner's association.
   Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems 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 owner.
8. Minimum lot sizes for single family detached units shall be 5,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft. Minimum lot frontages shall be 60' for single family, 45' for patio home and zero lot line units and 80' for duplexes; measured at the setback line.
9. Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting. The ownership and maintenance of said facilities shall be determined at the time of platting.
10. Final determination of street right-of-way and pavement width as well as access controls will be resolved at the time of platting.
11. Should an alternate land use, permitted under parcel descriptions below (General Provision Number 17), 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 site plan shall be subject to the conditions of platting.
12. Fire hydrant installation and paved access to all building site shall be provided for each phase of construction prior to the issuance of building permits. Appropriate turnarounds for dead end streets will be determined at the time of platting.
13. Off-street parking: All uses shall provide 2.0 space per dwelling unit. Parking shall be provided in accordance with Section 28.01.140 et. seq. of the code of the City of Wichita. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at the time of platting.
14. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
15. A sidewalk plan shall be submitted for review and approval at the time of platting.
16. Back out parking is permitted in parcels subject to the conditions listed in policy statement number 13. The exact location of the parking areas shall be determined at the time of platting as parking reserves or parking easements.
17. Parcel descriptions:
   Parcel Number 1:
   Proposed Use: Zero Lot Line
   Acres – 10.3
   Parcel Densities – 3.7 DU/AC
   Maximum Units Permitted – 38
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 2:
   Proposed Use: Single Family
   Acres – 24.0
   Parcel Densities – 2.54 DU/AC
   Maximum Units Permitted – 61
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 3:
   Proposed Use: Single Family
   Acres – 33.5
   Parcel Densities – 1.16 DU/AC
   Maximum Units Permitted – 39
   Maximum Building Height – 35'
   Parking – See General Provision Number 13
   Fences – A 10 foot fence may be constructed within the rear setback on those lots which backup to North Webb Road only.

   Parcel Number 4:
   Proposed Use: Patio Home/Duplex
   Acres – 16.7
   Parcel Densities – 1.92 DU/AC
   Maximum Units Permitted – 32
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 5:
   Proposed Uses: School with the following restrictions. No residential uses permitted. Daycare, general, as ancillary use in general conformance to plan attached to administrative adjustment dated 03/05/07.
   1. No parking lot lights or any other lights will be located on the south 150' feet of parcel, adjacent to the Cross Creek and Country Walk Additions, nor 200 feet from the west property line of the subject tract, except those that do not exceed:
      A. 15 feet in height within the area of the south 100 to 150 feet and within the area of the west 100 to 200 feet, as more fully described above.
      B. 8 feet in height within the south 100 feet and the west 100 feet as more fully described above.
      All lighting shall be of the type and style that do not emit excessive light upon adjacent residential property (generally of a type similar to those installed at Tallgrass Plaza).
   2. No building located within 150 feet of the south property line and within 200 feet of the west property line shall exceed one story in height (approximately 15 feet). In no event shall any building exceed two stories in height.
   Acres – 17.6
   Maximum Building Height – (see restrictions above)
   Parking – as per Section 28.04.141 et seq of the City Code.

APPROVED CUP
MAPC 4-7-2022
CUP2022-00008 copy 1of1

MKEC
Wichita, KS • 316.684.9600

100' 50' 0 50' 100' 200'

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567

J:\DWG\MKEC\Proj\20MKEC_CUP.dwg 4/7/2022 10:42:44 AM CDT

Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2022

Chris Mahen
9443 E. Cross Creek St.
Wichita, KS 67206

RE: **CUP2022-00008:** City CUP Minor Amendment to Parcel 3 of DP-166 to replace an existing 10-foot fence along the rear property line of 9 lots zoned SF-5 Single-Family Residential; generally located on the west side of North Webb Road, within one-half mile south of East 13th Street North.

Dear Applicants;

At its regular meeting on **April 7, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The Amendment shall apply only to Parcel 3 per amended General Provision No. 17.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Please have amended CUP documents submitted to the Planning Department by Tuesday, June 7, 2022 or this case will be considered denied and closed.

No protests were received against this application. Therefore, the action of the Planning Commission is final.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Stephen M. Banks, Senior Planner
Advanced Plans Division

Copies to: Becky Tuttle, Council Member District II
Cory Buchta, CSR, District II
MABCD
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72
Lakepoint Master Homeowners Association, Attn: Gerald Morton, 814 N Gatewood Ct, Wichita, KS 67206
Eric & Mary Fisher, 9455 Cross Creek, Wichita, KS 67206
Pavan S. Reddy Trust, 9451 E. Cross Creek Ct., Wichita, KS 67206
Mayssa Zayat Trust, 9447 E. Cross Creek St., Wichita, KS 67206
Eftekhar Family Trust, Reza Eftekhar & Cena Eftekhar, 9439 E. Cross Creek St., Wichita, KS 67206

RESOLUTION No. **CUP2022-00008**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-166 LAKEPOINT TO ALLOW CONSTRUCTION OF A 10-FOOT FENCE ON LOTS 26 THROUGH 34 OF PARCEL 3; ON PROPERTY ZONED SF-5 SINGLE-FAMILY RESIDENTIAL; GENERALLY LOCATED ON THE WEST SIDE OF NORTH WEBB ROAD AND WITHIN ONE HALF MILE SOUTH OF EAST 13TH STREET NORTH, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 8.75-acre property zoned SF-5 Single-Family Residential (SF-5) legally described below:

CUP2022-00008
DP-166

Lots 14 through 17, Block 1, Cross Creek 2nd, and Lots 1 through 5. Block 2, Cross Creek, Additions to Wichita, Sedgwick County, Kansas.

- General Provision No. 17. Parcel descriptions
  Parcel Number 3
  Fences – A 10-foot fence may be constructed within the rear setback on those lots which backup to North Webb Road only.

The amendment is hereby GRANTED, subject to the following conditions:

1. The amendment shall apply only to Parcel 3.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Adopted this 21st Day of April, 2022

METROPOLITAN AREA PLANNING COMMISSION

William M. Johnson, Chairman

ATTEST:

Scott Wadle, Secretary

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	231498	WIC-3-17-2022	OCA 150004	$134.40	1	16.00 in

Attention: Betsy Pagán
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

Copy of ad content is on the next page

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 03/13/2022
Ending Issue of: 03/13/2022

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 03/13/2022 to 03/13/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 03/17/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

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PUBLISHED IN THE WICHITA EAGLE

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ONE TIME ONLY [illegible]

[illegible]

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON MARCH 17, 2022
ONE TIME ONLY (547289)

MAPC/BZA April 7, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 7, 2022, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268421.**

BZA2022-00005: City Variance to allow a 30-foot tall, 206 square foot sign on property zoned LC Limited Commercial; generally located on the north side of West Kellogg Drive, one-half mile east of Eisenhower Parkway. (6800 West Kellogg).

BZA2022-00006: Request in the City for a variance to allow a sign larger than 32-square feet, permit red illumination & allow more than one sign on a building on U University zoned property; generally located east of South Meridian Avenue, north of West Kellogg Avenue (2100 West University Ave).

CUP2022-00008: City CUP Minor Amendment to Parcel 3 of DP-166 to replace an existing 10-foot fence along the rear property line of 9 lots zoned SF-5 Single-Family Residential; generally located on the west side of North Webb Road, within one-half mile south of East 13th Street North.

CUP2022-00009: City Amendment to CUP DP-78 on property zoned LC Limited Commercial, and SF-5 Single Family Residential, to remove property from CUP (associated with CUP2022-00010 and PUD2022-00004); generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

CUP2022-00010: City Amendment to CUP DP-323 on property zoned LC Limited Commercial, SF-5 Single Family Residential, and OW Office Warehouse to remove property from CUP (associated with CUP2022-00009 and PUD2022-00004); generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

PUD2022-00003: City Planned Unit Development (PUD #94), the North Forty-Fifth Addition PUD on property zoned LC Limited Commercial located on the south side of West 45th Street North, 700 feet east of North Ridge Road.

PUD2022-00004: City zone change from LC Limited Commercial and SF-5 Single-Family Residential to PUD Planned Unit Development for residential development (associated with CUP2022-00009 and CUP2022-00010); generally located 850 feet north of West 42nd Street North and west of North Meridian Avenue.

VAC2022-00003: Request in the City to vacate a platted utility easement on LC Limited Commercial zoned property generally located on the north side of West 47th Street South & on the east side of South Seneca Street.

VAC2022-00004: Request in the City to vacate a portion of East 10th Street North right-of-way; generally located between North New York Avenue (W), I-135 (E) & private property (N & S).

ZON2022-00015: City Amendment to Protective Overlay #359 (ZON2020-00050) for construction of a duplex. Generally located within 200 feet north of East 17th Street North and within one half mile east of North Hydraulic Avenue (1805 North Madison).

ZON2022-00016: City zone change from SF-5 Single Family Residential to B Multi-Family Residential on property generally located south of East 26th Street North and four blocks east of North Hillside Avenue.

ZON2022-00017: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential; generally located 225 feet south of 26th Street North and two blocks east of North Hillside Avenue.

ZON2022-00018: City zone change from SF-5 Single Family Residential to TF-3 Two Family Residential; generally located northeast of North Hoover Street and West Douglas Avenue (208 North Elder Street and 5234 West 1st Street North).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone.
United States: +1 (571) 317-3112
Access Code: 651-544-141
Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or
67.217.95.2#651544141
New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/651544141

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. **Masks are required at City Hall at this time.** For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on March 17, 2022
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

illumination & allow more than one sign on a building on U University zoned property; generally located east of South Meridian Avenue, north of West Kellogg Avenue (2100 West University Ave).

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Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

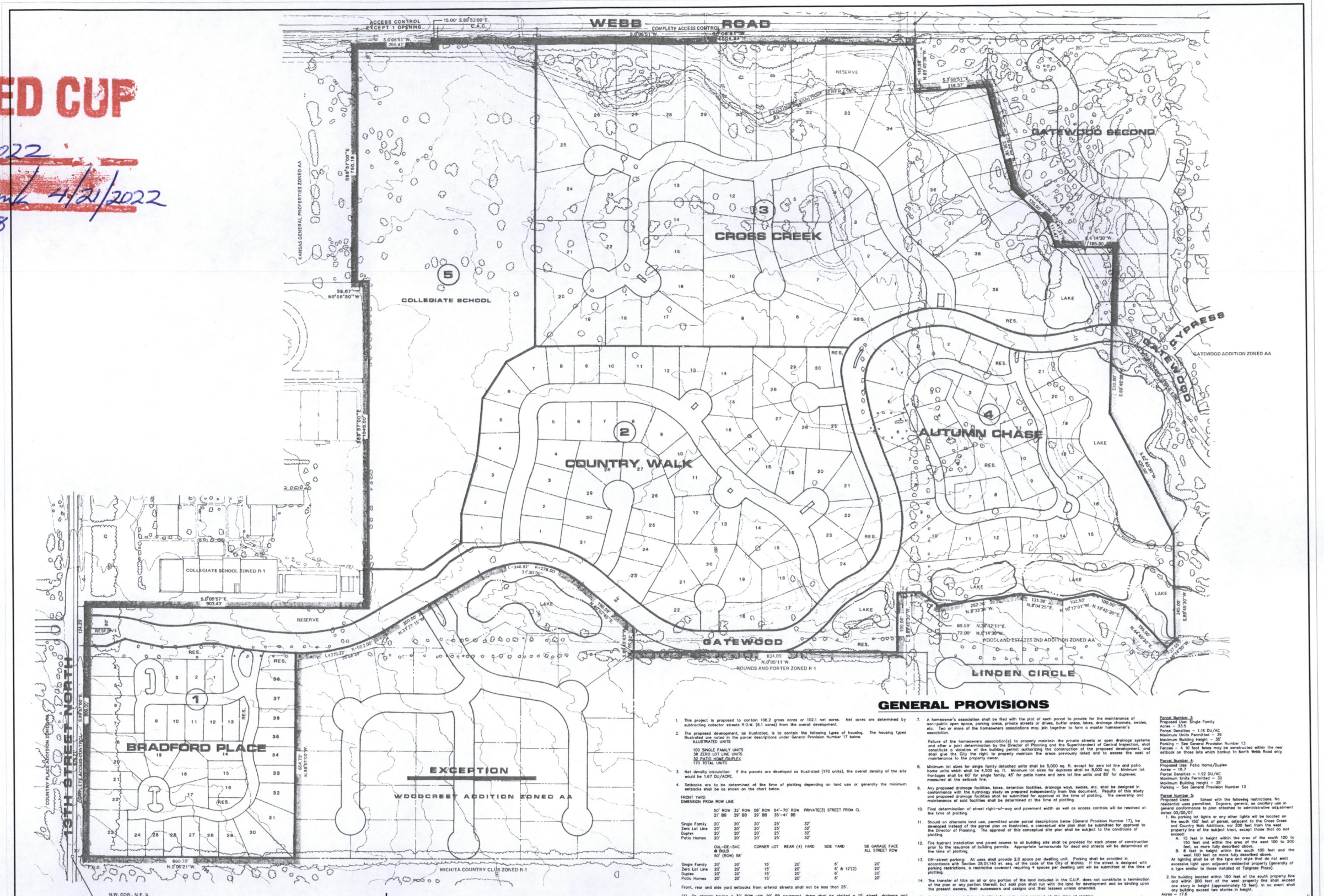
Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone.

APPROVED CUP

MAPC 4/7/2022

Taylor M. Bevel 4/21/2022

CUP2022-00008



GENERAL PROVISIONS

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FRONT YARD	21' BB	29' BB	29' BB	35'-41' BB	
Single Family	20'	20'	20'	25'	32'
Zero Lot Line	20'	20'	20'	25'	32'
Duplex	20'	20'	20'	25'	32'
Patio Homes	20'	20'	20'	25'	32'

	GA-SE-SAC BUILD	CORNER LOT	REAR (4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
	50' (ROW) 58'				
Single Family	20'	15'	20'	6'	20'
Zero Lot Line	20'	15'	20'	6' & 12'(2)	20'
Duplex	20'	15'	20'	6'	20'
Patio Homes	20'	15'	20'	6'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25'.

(1) On streets having a 32' ROW with 29' BB pavement, there shall be platted a 15' street, drainage and utility easement on each side of the street. Within this 15' easement shall be permitted but landscaping limited to turf and street trees approved by City forester. Off-street parking bays shall be permitted where approved by traffic engineer at the time of platting. (See General Provision Number 16.)
(2) Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating all other elements of the dwelling units except for the garages.
(3) On corner lots on private streets, the side yard setback can be reduced from 32' to 27' providing that the garage face shall be setback a minimum of 20' form back of curb.
(4) Rear yard setbacks may be reduced to 10' when adjacent to a platted reserve or open space.

5. All utilities shall be install underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.136 of the Code of the City of Wichita.

6A. One electronic message board sign with video and animation display shall be permitted on Parcel 5 adjacent to Webb Road. The sign shall have a maximum height of 12 feet and maximum sign area 48 square feet. The sign shall be located a minimum of 150 feet from the south property line of Parcel 5.

7. A homeowner's association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, lakes, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowner's association.

   Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems 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 owner.

8. Minimum lot sizes for single family detached units shall be 5,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft. Minimum lot frontages shall be 60' for single family, 45' for patio home and zero lot line units and 80' for duplexes, measured at the setback line.
9. Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting. The ownership and maintenance of said facilities shall be determined at the time of platting.
10. Final determination of street right-of-way and pavement width as well as access controls will be resolved at the time of platting.
11. Should an alternate land use, permitted under parcel descriptions below (General Provision Number 17), 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 site plan shall be subject to the conditions of platting.
12. Fire hydrant installation and paved access to all building site shall be provided for each phase of construction prior to the issuance of building permits. Appropriate turnarounds for dead end streets will be determined at the time of platting.
13. Off-street parking: All uses shall provide 2.0 space per dwelling unit. Parking shall be provided in accordance with Section 28.01.140 et. seq. of the code of the City of Wichita. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces per dwelling unit will be submitted at the time of platting.
14. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
15. A sidewalk plan shall be submitted for review and approval at the time of platting.
16. Back out parking is permitted in parcels subject to the conditions listed in policy statement number 13. The exact location of the parking areas shall be determined at the time of platting as parking reserves or parking easements.
17. Parcel descriptions:

    Parcel Number 1:
    Proposed Use: Zero Lot Line
    Acres – 10.3
    Parcel Densities – 3.7 DU/AC
    Maximum Units Permitted – 38
    Maximum Building Height – 35'
    Parking – See General Provision Number 13

    Parcel Number 2:
    Proposed Use: Single Family
    Acres – 24.0
    Parcel Densities – 2.54 DU/AC
    Maximum Units Permitted – 61
    Maximum Building Height – 35'
    Parking – See General Provision Number 13

    Parcel Number 3:
    Proposed Use: Single Family
    Acres – 33.5
    Parcel Densities – 1.16 DU/AC
    Maximum Units Permitted – 39
    Maximum Building Height – 35'
    Parking – See General Provision Number 13
    Fencing – A 10 foot fence may be constructed within the rear setback on those lots which backup to North Webb Road only.

    Parcel Number 4:
    Proposed Use: Patio Home/Duplex
    Acres – 18.7
    Parcel Densities – 1.92 DU/AC
    Maximum Units Permitted – 32
    Maximum Building Height – 35'
    Parking – See General Provision Number 13

    Parcel Number 5:
    Proposed Uses: School with the following restrictions. No residential uses permitted. Daycare, general, as ancillary use in general conformance to plan attached to administrative adjustment dated 03/09/07.
    1. Parking lot lights or any other lights will be located on the south 150' feet of parcel, adjacent to the Cross Creek and Country Walk Additions, nor 200 feet from the west property line of the subject tract, except those that do not exceed:
       A. 15 feet in height within the area of the south 100 to 150 feet and within the area of the west 100 to 200 feet, as more fully described above.
       B. 25 feet in height within the south 100 feet and the west 100 feet as more fully described above.

       All lighting shall be of the type and style that do not emit excessive light upon adjacent residential property (generally of a type similar to those installed at Tallgrass Plaza).
    2. No building located within 150 feet of the south property line and within 200 feet of the west property line shall exceed one story in height (approximately 15 feet). In no event shall any building exceed two stories in height.

    Acres – 17.8
    Maximum Building Height – (see restrictions above)
    Parking – as per Section 28.04.141 et seq of the City Code.

CASE HISTORY

CUP2022-00008 Amendment #3	4/07/22
CUP2009-00011 Amendment #2	7/09/09
Amendment #1	9/11/08
Administrative Adj.	03/05/07
Revised	05/13/88
Original CUP	1987

COMMUNITY UNIT PLAN DP-166

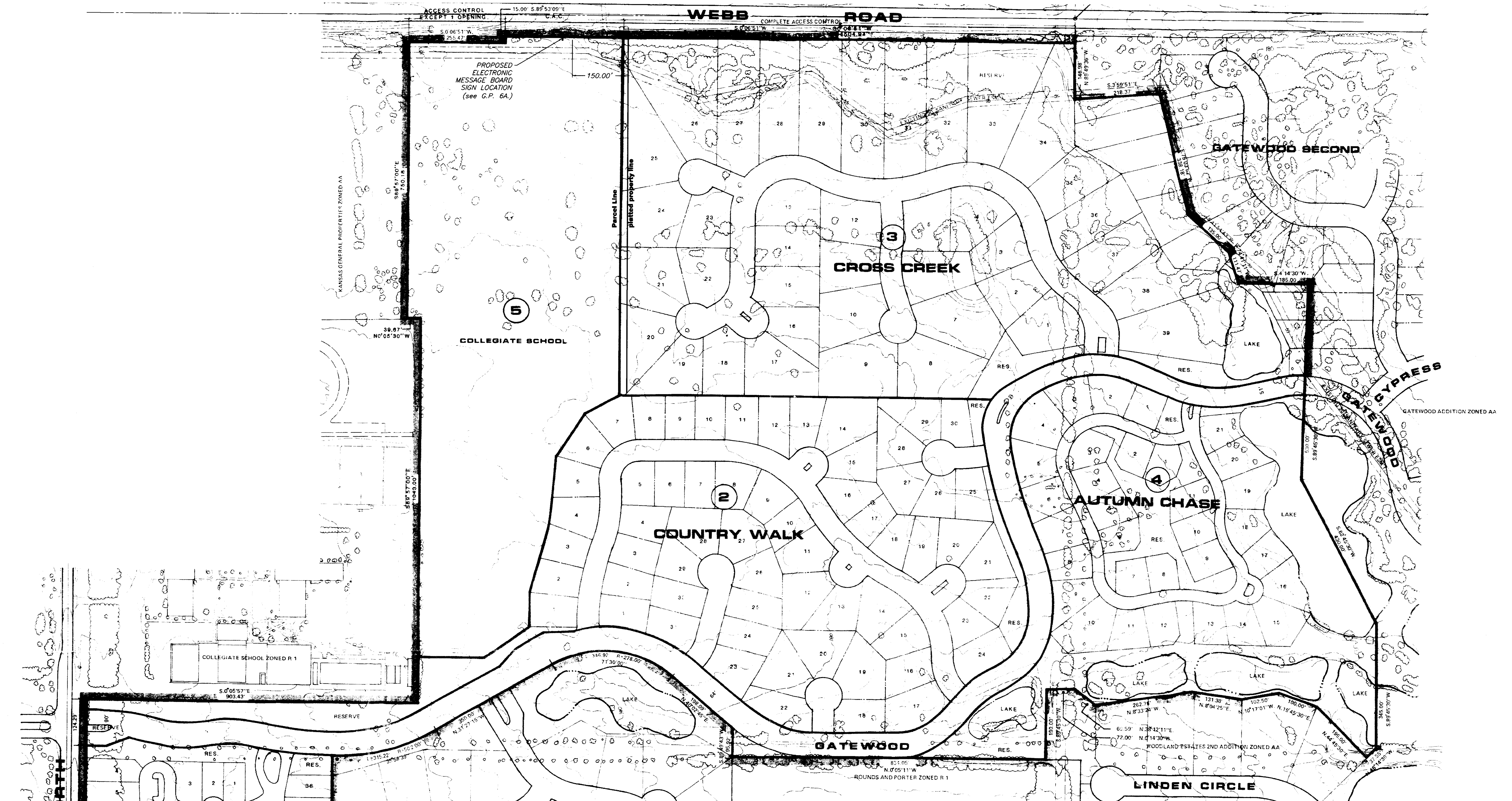
LAKEPOINT

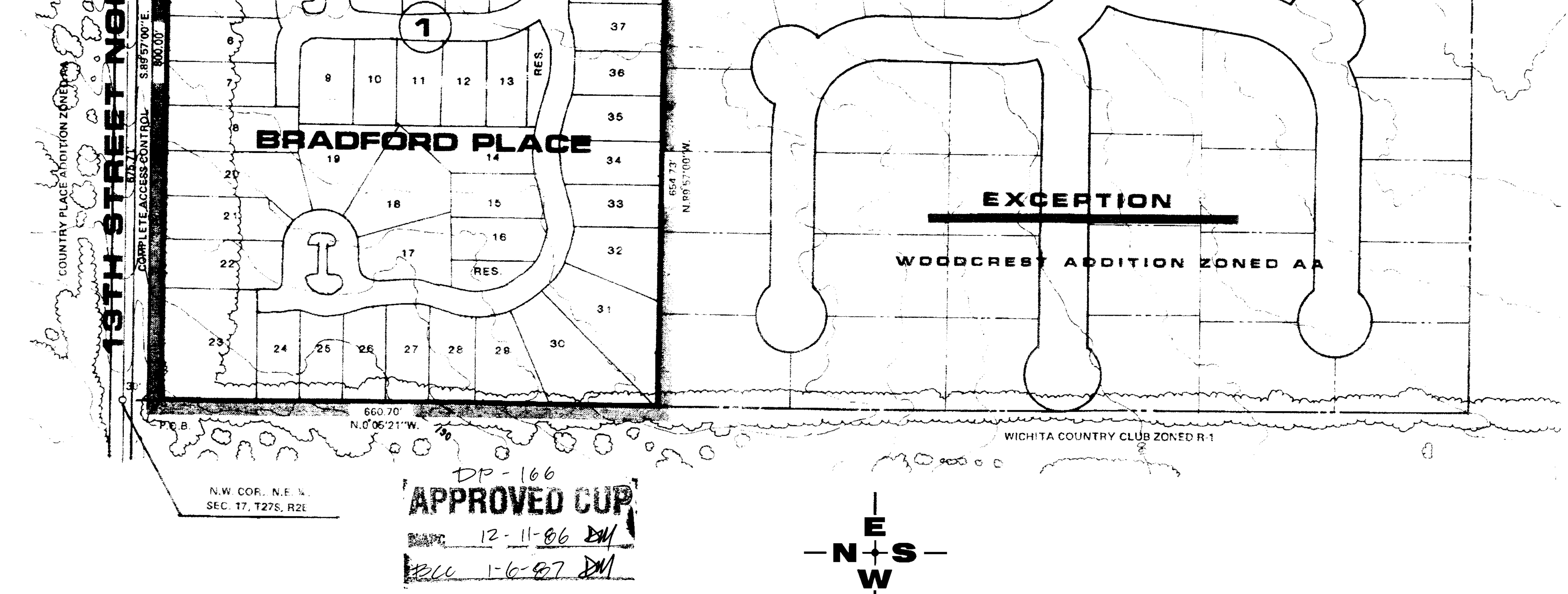
E N S W

100' 50' 0 50' 100' 200'

MKEC
Wichita, KS - 316.684.9600

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567





COMMUNITY UNIT PLAN DP-166

LAKEPOINT

Amendment #2	7/09/09
Amendment #1	9/11/08
Administrative Adj.	03/05/07
Revised	5/13/88

GENERAL PROVISIONS

1. This project is proposed to contain 106.2 gross acres or 102.1 net acres. Net acres are determined by subtracting collector streets R.O.W. (6.1 acres) from the overall development.

2. The proposed development, as illustrated, is to contain the following types of housing. The housing types illustrated are noted in the parcel descriptions under General Provision Number 17 below.
ILLUSTRATED UNITS

   100 SINGLE FAMILY UNITS
   38 ZERO LOT LINE UNITS
   32 PATIO HOME/DUPLEX
   170 TOTAL UNITS

3. Net density calculation: If the parcels are developed as illustrated (170 units), the overall density of the site would be 1.67 DU/ACRE.

4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as shown on the chart below.

FRONT YARD
DIMENSION FROM ROW LINE

	50' ROW 21' BB	32' ROW 29' BB	58' ROW 29' BB	64'–70' ROW 35'–41' BB	PRIVATE(3) STREET FROM CL
Single Family	20'	20'	20'	25'	32'
Zero Lot Line	20'	20'	20'	25'	32'
Duplex	20'	20'	20'	25'	32'
Patio Homes	20'	20'	20'	25'	32'

	CUL-DE-SAC @ BULB 50' (ROW)	58'	CORNER LOT	REAR (4) YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
Single Family	20'	20'	15'	20'	6'	20'
Zero Lot Line	20'	20'	15'	20'	6' & 12'(2)	20'
Duplex	20'	20'	15'	20'	6'	20'
Patio Homes	20'	20'	15'	20'	6'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25'.

(1) On streets having a 32' ROW with 29' BB pavement, there shall be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees approved by City forester. Off-street parking bays shall be permitted where approved by traffic engineer at the time of platting. (See General Provision Number 16.)
(2) Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating all other elements of the dwelling units except for the garages.
(3) On corner lots on private streets, the side yard setback can be reduced from 32' to 27' providing that the garage face shall be setback a minimum of 20' form back of curb.
(4) Rear yard setbacks may be reduced to 10' when adjacent to a platted reserve or open space.

5. All utilities shall be install underground.

6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the Code of the City of Wichita.

6A. One electronic message board sign with video and animation display shall be permitted on Parcel 5 adjacent to Webb Road. The sign shall have a maximum height of 12 feet and maximum sign area 48 square feet. The sign shall be located a minimum of 150 feet from the south property line of Parcel 5.

7. A homeowner's association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, lakes, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowner's association.

   Failure of the homeowners association(s) to properly maintain the private streets or open drainage systems 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 owner.

8. Minimum lot sizes for single family detached units shall be 5,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft. Minimum lot frontages shall be 60' for single family, 45' for patio home and zero lot line units and 80' for duplexes; measured at the setback line.

9. Any proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be designed in conformance with the hydrology study as prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting. The ownership and maintenance of said facilities shall be determined at the time of platting.

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16. Back out parking is permitted in parcels subject to the conditions listed in policy statement number 13. The exact location of the parking areas shall be determined at the time of platting as parking reserves or parking easements.

17. Parcel descriptions:
   Parcel Number 1:
   Proposed Use: Zero Lot Line
   Acres – 10.3
   Parcel Densities – 3.7 DU/AC
   Maximum Units Permitted – 38
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 2:
   Proposed Use: Single Family
   Acres – 24.0
   Parcel Densities – 2.54 DU/AC
   Maximum Units Permitted – 61
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

Parcel Number 3:
Proposed Use: Single Family
Acres – 33.5
Parcel Densities – 1.16 DU/AC
Maximum Units Permitted – 39
Maximum Building Height – 35'
Parking – See General Provision Number 13

Parcel Number 4:
Proposed Use: Patio Home/Duplex
Acres – 16.7
Parcel Densities – 1.92 DU/AC
Maximum Units Permitted – 32
Maximum Building Height – 35'
Parking – See General Provision Number 13

Parcel Number 5:
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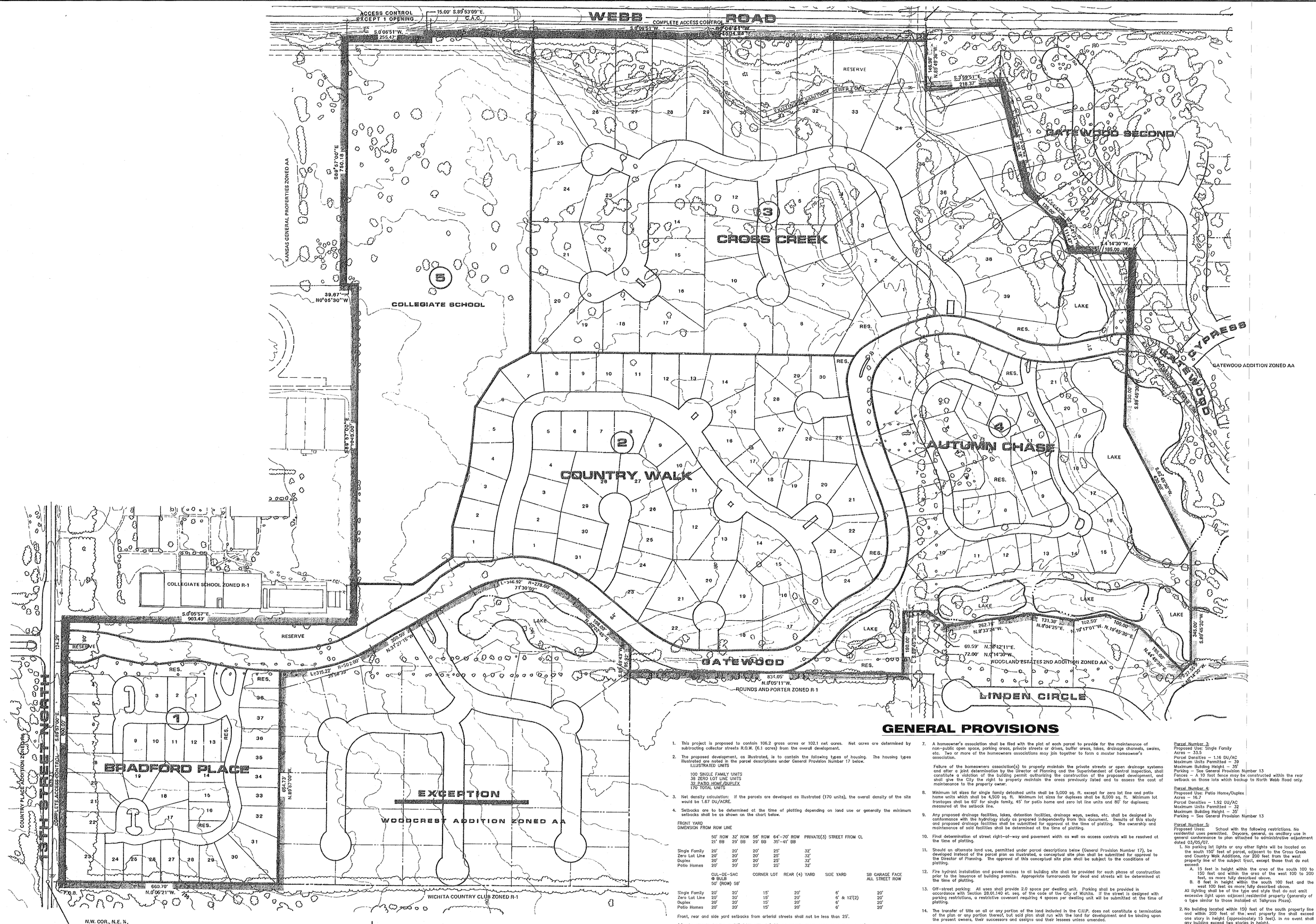
Acres – 17.6
Maximum Building Height – (see restrictions above)
Parking – as per Section 28.04.141 et seq of the City Code.

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MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

100' 50' 0 50' 100' 200'

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567



COMMUNITY UNIT PLAN DP-166

LAKEPOINT

CASE HISTORY

CUP2022-00008 Amendment #3	4/07/22
CUP2009-00011 Amendment #2	7/09/09
Amendment #1	9/11/08
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   38 ZERO LOT LINE UNITS
   32 PATIO HOME/DUPLEX
   170 TOTAL UNITS
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17. Parcel descriptions:
   Parcel Number 1:
   Proposed Use: Zero Lot Line
   Acres – 10.3
   Parcel Densities – 3.7 DU/AC
   Maximum Units Permitted – 38
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 2:
   Proposed Use: Single Family
   Acres – 24.0
   Parcel Densities – 2.54 DU/AC
   Maximum Units Permitted – 61
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 3:
   Proposed Use: Single Family
   Acres – 33.5
   Parcel Densities – 1.16 DU/AC
   Maximum Units Permitted – 39
   Maximum Building Height – 35'
   Parking – See General Provision Number 13
   Fences – A 10 foot fence may be constructed within the rear setback on those lots which backup to North Webb Road only.

   Parcel Number 4:
   Proposed Use: Patio Home/Duplex
   Acres – 16.7
   Parcel Densities – 1.92 DU/AC
   Maximum Units Permitted – 32
   Maximum Building Height – 35'
   Parking – See General Provision Number 13

   Parcel Number 5:
   Proposed Uses: School with the following restrictions. No residential uses permitted. Daycare, general, as ancillary use in general conformance to plan attached to administrative adjustment dated 03/05/07.
   1. No parking lot lights or any other lights will be located on the south 150' feet of parcel, adjacent to the Cross Creek and Country Walk Additions, nor 200 feet from the west property line of the subject tract, except those that do not exceed:
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      B. 8 feet in height within the south 100 feet and the west 100 feet as more fully described above.
      All lighting shall be of the type and style that do not emit excessive light upon adjacent residential property (generally of a type similar to those installed at Tallgrass Plaza).
   2. No building located within 150 feet of the south property line and within 200 feet of the west property line shall exceed one story in height (approximately 15 feet). In no event shall any building exceed two stories in height.
   Acres – 17.6
   Maximum Building Height – (see restrictions above)
   Parking – as per Section 28.04.141 et seq of the City Code.

APPROVED CUP
MAPC 4-7-2022
CUP2022-00008 copy 1of1

MKEC
Wichita, KS • 316.684.9600

100' 50' 0 50' 100' 200'

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567

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