GENERAL PROVISIONS

1. This planned development is proposed to contain Garden Apartment residential dwelling units, with related recreational facilities. Parcels 2 and 3 may be developed with single-family residential uses.

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3. At the time of platting, a drainage plan shall be submitted for approval for the entire property.

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

6. All utilities shall be installed underground.

7. The density for the entire development shall not exceed 17.23 DU's per net acre or a total of 672 DU's.

8. All streets and circulation drives within the proposed development are to be private. The private street system shall be hard surfaced and 24 feet minimum width. Said street system shall be constructed to a minimum of a 3½ inch asphalt base with 1½ inch asphalt surface. Prior to final approval of the circulation system, the fire chief or his designated representative shall approve the plan as to the location and design.

9. Parcels designated 1, 2 and 3 are illustrated to show intended project phasing and are not intended to be regarded as separate subdivided parcels.

10. Building setbacks shall be a minimum of 25 feet from any property line. Open unenclosed parking and circulation drives for the proposed development may be permitted to within 15 feet of future street right-of-way for McLean Boulevard; said 15 feet shall contain a planting strip or screen of low shrubbery and trees not less than 10 feet in width and of such a type and maintained in such a manner as to not constitute a traffic hazard. A landscape plan for the planting strip shall be prepared by a landscape architect and submitted to the Planning Department for their review and approval prior to the issuance of building permits.

11. In the event that access to McLean Boulevard is provided, the access easement to MacArthur Road shall terminate at the north property line of subject property and the private road system shall terminate at that point.

12. Additional right-of-way for expansion of the Big Slough drainage structure shall be dedicated at the time of platting.

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14. Access to Parcel 3 from MacArthur Road shall be limited to right turn movements in and out only.

15. Additional right-of-way for McLean Boulevard on the east, and for an accel-decel lane for MacArthur Road on the north shall be dedicated at the time of platting.

Setbacks between Parcels 1&2 Reduced-see letter dated 10/20/80

Front setback for Parcel 3 has been reduced to 15' per letter dated 12-13-13 DM

PARCEL DESCRIPTION

Parcels 1, 2, 3

Parcel No.	Net Area S.F.	Net Area Acres	Max. Density DU's/Acre	Max. No. of DU's
1	±531,450	12.20	19.01	232
2	±495,500	11.37	6.00	68
3	±672,300	15.43	6.00	93
TOTAL	1,699,250	39.00	17.23	393

Average Density - 17.23

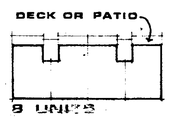
Off-street parking shall be provided at a minimum of 1.5 spaces per dwelling unit.

No building shall exceed thirty-five (35) feet in height.

BUILDING FOOTPRINT DESCRIPTION

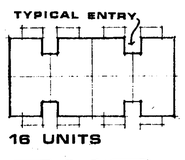
Building Type I

This building footprint (and variations thereof) represents a two-story structure designed with one living unit over another. The proposed 2-bedroom, 1 & 2 bath apartment units could have approximately 950 - 1000 sq.ft. each.



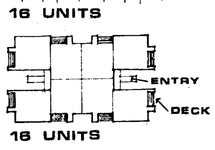
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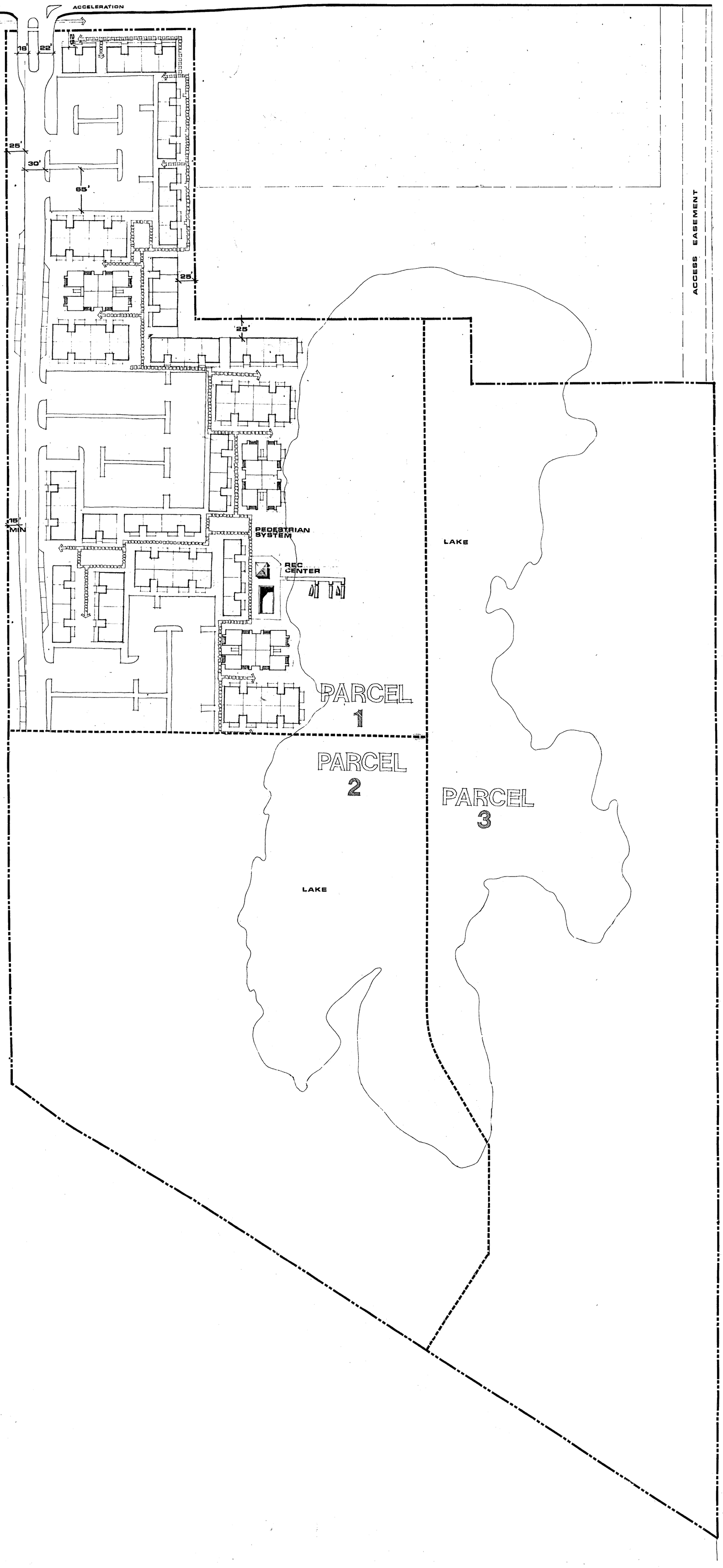
This building footprint (and variations thereof) represents a two-story structure designed with one living unit over another. The proposed 1-bedroom, 1-bath apartment units could have approximately 750 - 800 sq.ft. each.



Building Type III

This building footprint (and variations thereof) represents a two-story structure designed with one living unit over another. The proposed efficiency apartment units could have approximately 550 - 600 sq.ft. each.





JOB NO 7500

RNM
Richardson · Nagy · Martin
Architects/Planners
230 East 17th Street Suite 200 Costa Mesa, California 92627 714/642-8095

DATE: 4-4-75

APPROVED BY
MAPC 6/12/75 DM
BCC 7/1/75 DM
MAPD COPY 2/2

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED OCTOBER 1, 2013

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

DP-72
MACARTHUR BEACH COMMUNITY UNIT PLAN

MACARTHUR BEACH
CITY OF WICHITA, KANSAS
RITCHIE CONSTRUCTION CO.

0 50 100

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 1, 2013

Mark Ysidro
4127 South Gold
Wichita, KS 67217

Greg Ferris
P.O. Box 573
Wichita, KS 67201

RE: Administrative Adjustment (CUP2013-00032) to Parcels 2 and 3 of the MacArthur Beach Community Unit Plan ("CUP") DP-72 to eliminate "multi-family residential" and to clarify that single-family residential is a permitted use on said parcels located south of MacArthur Road and west of Gold.

Currently, Parcels 2 and 3 allow multi-family residential uses. The applicant has purchased Parcels 2 and 3 and intends to use the two parcels for a single, single-family residence, and; therefore, the applicant is requesting to eliminate multi-family residential as a permitted use on Parcels 2 and 3. As a separate action, the applicant is also pursuing the vacation of a required road easement that provides the multi-family use its only access to public streets. Staff is supportive of the proposed vacation case (VAC2013-37) subject to the approval of this administrative adjustment.

We have reviewed your request and have approved the requested change to eliminate multi-family residential as a permitted use on Parcels 2 and 3 and to clarify that single-family residential is a permitted use on said parcels.

All other applicable development standards shall apply unless specifically adjustment or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

This adjustment shall not be effective until four revised copies of the CUP have been submitted to the Metropolitan Area Planning Department.

John L. Schlegel
Director of Planning

Tom Stolz
Director of the Metropolitan Area Building and Construction Department

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichita.gov

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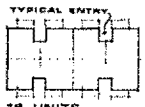
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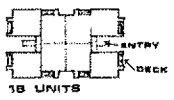
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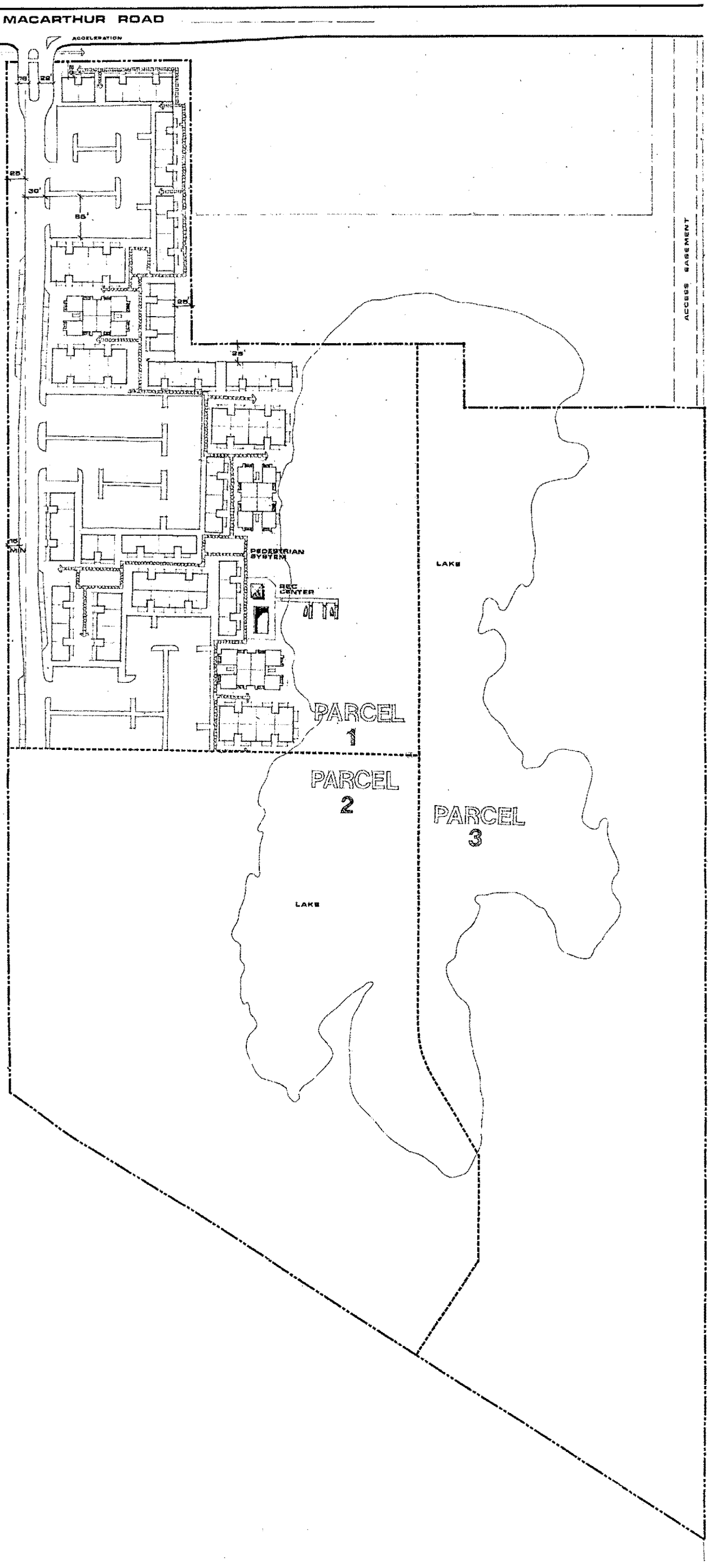
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JOB NO 7600

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220 East 17th Street Suite 200 Costa Mesa, California 92627 714/642-8095

DATE 4-75

CUP

MacARTHUR BEACH

CITY OF WICHITA, KANSAS RITCHIE CONSTRUCTION CO.

0 50 100