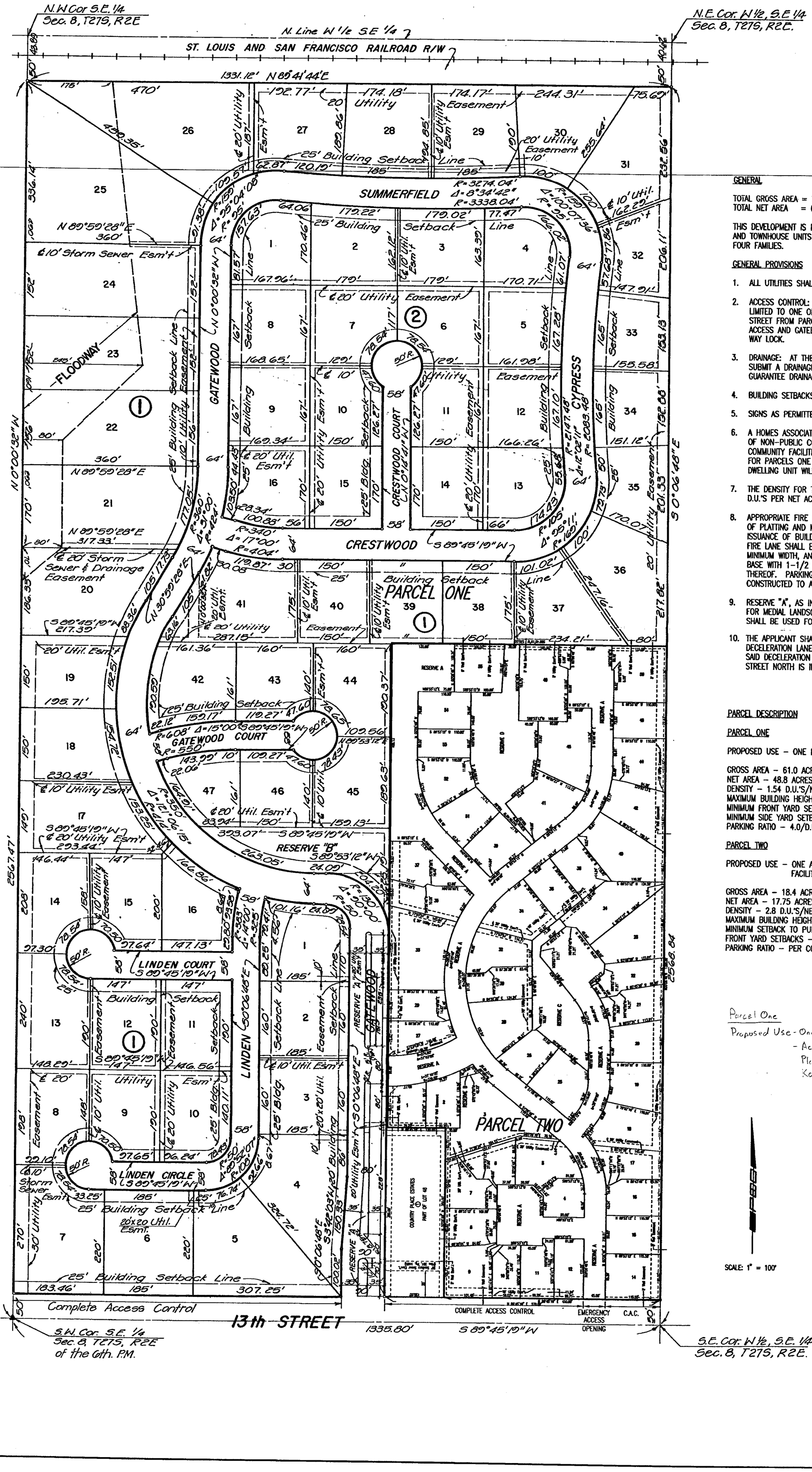
COMMUNITY UNIT PLAN DP-89

COUNTRY PLACE ESTATES

AUGUST 18, 1978
REVISED SEPTEMBER 29, 1978
ADJUSTED MAY 30, 2003 (PARCEL 2)

DP-89
PER ADMIN ADJUSTMENT 05/30/03
APPROVED CUP
MAPC 10-26-78 DM
BOM 11-21-78 DM
MAPD Copy 2 of 2

PER CUP2014-16
APPROVED CUP
MAPD 7-10-14 DM



GENERAL

TOTAL GROSS AREA = 79.4 ACRES +/-
TOTAL NET AREA = 67.65 ACRES +/- (EXCLUSIVE OF PUBLIC STREETS)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN ONE FAMILY DWELLINGS, AND TOWNHOUSE UNITS WITH ACCOMMODATIONS FOR ONE, TWO, THREE OR FOUR FAMILIES.

GENERAL PROVISIONS

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. ACCESS CONTROL: ACCESS TO THIRTEENTH STREET SHALL BE LIMITED TO ONE OPENING EACH PARCEL. ACCESS TO THIRTEENTH STREET FROM PARCEL TWO IS TO BE MAINTAINED AS AN EMERGENCY ACCESS AND GATED OR CHAINED AT THE ENTRANCE WITH A BREAK-A-WAY LOCK.
3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT, AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
4. BUILDING SETBACKS ARE AS NOTED UNDER PARCEL DESCRIPTIONS.
5. SIGNS AS PERMITTED BY ZONING DISTRICT.
6. A HOMES ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREA, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCELS ONE (1) AND TWO (2), IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.
7. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 1.84 D.U.'S PER NET ACRE OR A TOTAL OF 125 D.U.'S.
8. APPROPRIATE FIRE LANE EASEMENTS WILL BE CONSIDERED AT THE TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL TWO (2). SAID FIRE LANE SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM WIDTH, AND CONSTRUCTED WITH A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. PARKING SHALL BE PERMITTED IN SAID FIRE LANES IF CONSTRUCTED TO A MINIMUM OF THIRTY (30) FEET IN WIDTH.
9. RESERVE "A", AS INDICATED IN PARCEL ONE (1), SHALL BE USED FOR MEDIAL LANDSCAPING AND A SECURITY OFFICE. RESERVE "B" SHALL BE USED FOR LANDSCAPING AND COMMON OPEN SPACE.
10. THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A TEMPORARY DECELERATION LANE ON 13TH STREET NORTH AT THE TIME OF PLATTING. SAID DECELERATION LANE SHALL BE REQUIRED UNTIL SUCH TIME AS 13TH STREET NORTH IS IMPROVED TO FOUR LANE ARTERIAL STANDARDS.

PARCEL DESCRIPTION

PARCEL ONE

PROPOSED USE - ONE FAMILY DWELLINGS

GROSS AREA - 61.0 ACRES +/-
NET AREA - 48.8 ACRES +/-
DENSITY - 1.54 D.U.'S/NET ACRE OR 75 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 25 FEET
PARKING RATIO - 4.0/D.U.

PARCEL TWO

PROPOSED USE - ONE AND TWO FAMILY DWELLING UNITS AND COMMUNITY FACILITIES ASSOCIATED WITH THE ABOVE.

GROSS AREA - 18.4 ACRES +/-
NET AREA - 17.75 ACRES +/-
DENSITY - 2.8 D.U.'S/NET ACRE OR 50 D.U.'S
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM SETBACK TO PUBLIC STREETS - 20 FEET
FRONT YARD SETBACKS - 0'
PARKING RATIO - PER CODE

Parcel One

Proposed Use - One Family Dwellings
- Accessory Apartment for Lot 26, Block 1, Country Place Estates Addition, Wichita, Sedgwick County, Kansas

SCALE: 1" = 100'

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 11, 2014

Icon Structures
Brandon Wilson
1620 East Highway 54
Andover, KS 67002

Casey Voegeli
P.O. Box 395
Kechi, KS 67067

RE: CUP2014-00016 DP-89 Amendment to Lot 26, Block 1, Country Place Estates Addition located in Parcel 1 of Country Place Estates Community Unit Plan to allow an accessory apartment (guest house) at 8902 East Summerfield, generally located north of East 13th Street and west of North Webb Road.

Dear Ladies and Gentlemen:

At its regular meeting on **July10, 2014**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **approve** the request. The action of the MAPC is final unless an appeal is filed with the City of Wichita city clerk by 5:00 p.m. on July 24, 2014. The office of the city clerk is located on the 13th Floor of Wichita City Hall, 455 North Main, Wichita, Kansas. If an appeal is filed, the application is scheduled to be forwarded to the Wichita City Council for final consideration on August 12, 2014. It is the policy of the City Council to not take additional testimony; the City Council relies upon the written record of the MAPC meeting.

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

Sincerely,

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13

RE: CUP2011-00010 DP-249 Amendment # 1 Southfork Addition Community Unit Plan (formerly known as Ewald's South Town Center CUP), approved for GC General Commercial zoning subject to completion of platting requirement, to reflect the revised tract boundary, parcel configurations, street network and to amend permitted uses and site development requirements; generally located southwest of I-35 (KTA) and 47th Street South.

N.A. II, Alana Haynes, Mail Stop 1-135
Belmont HOA, 8100 E. 22nd Street, Ste. 1000, Wichita, KS 67226
Country Place Estates HOA, Bill Johnson, 1542 N. Gateway Ct., Wichita, KS 67206
Foliage HOA, Daniel A. Flynn, 1710 Duckcross Cove, Wichita, KS 67206
Wilson Farms Res. Masters HOA, 8100 E. 22nd Street N. #1000, Wichita, KS 67226
Julianne Kallman, Engineering, Mail Stop 1-71
J. R. Cox, OCI