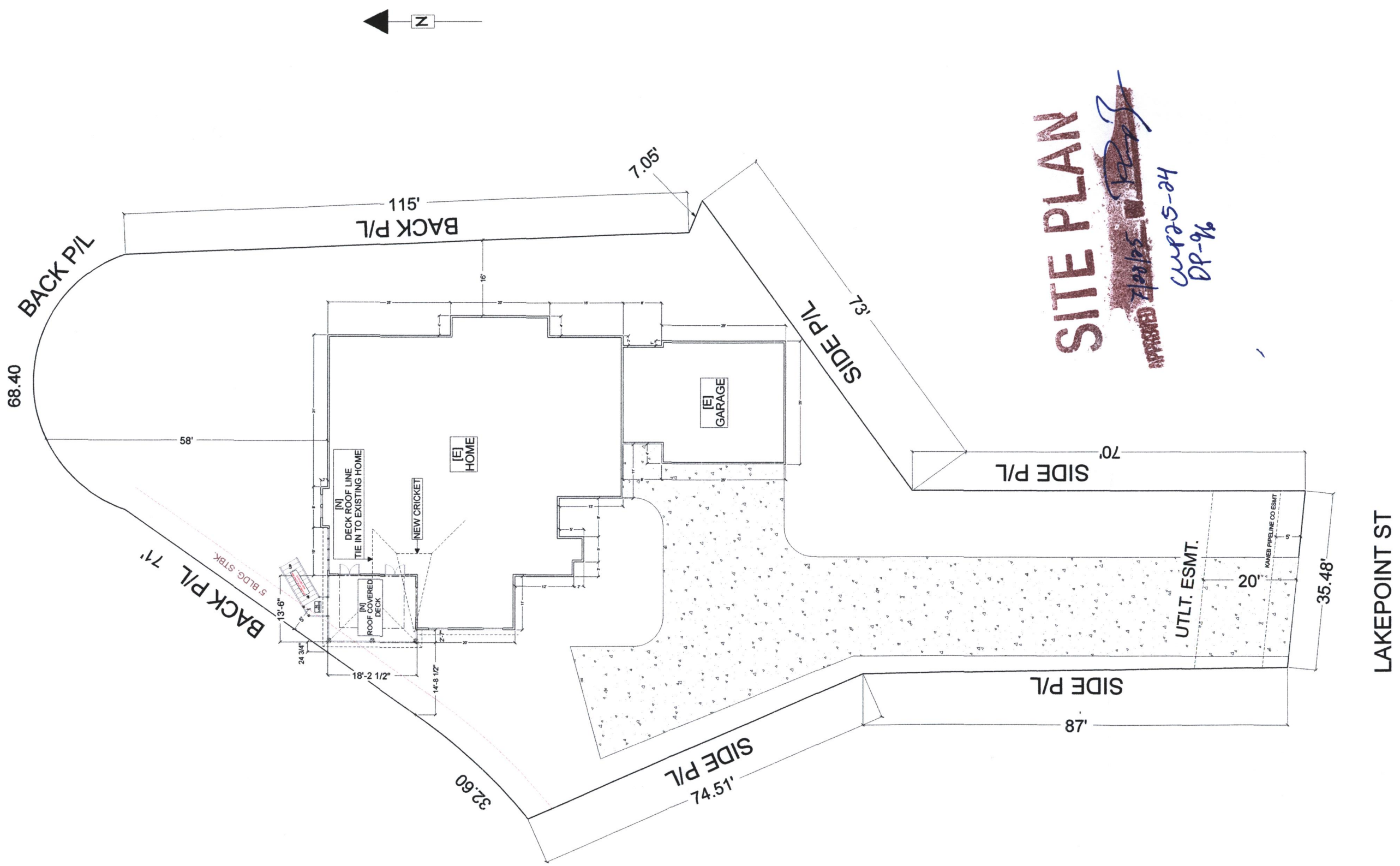
Site Plan for Variance Application - 9130 E LAKEPOINT ST, WOODSPRING ADDITION - Prepared for Marshall D Millsap - Drawn by Jairo Renteria- Project Designer

LEGAL DESCRIPTION:
The West 15 feet of Lot 5, Block 2; and All of Lot 6 Block 2, Woodspring Addition to Wichita, Sedgwick County, Kansas.



SITE PLAN

APPROVED Zoning

DP-96

SCALE: 3/16 = 1' - 0"

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed

"Since 1970" SOUTHWESTERN REMODELING CONTRACTORS 263-1239 Wichita's Remodeler

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

COVERED DECK
MARSHALL MILLSAP
9130 E LAKEPOINT DR
WICHITA, KS 67226

DRAWINGS PROVIDED BY:

DATE: 6/17/2025

SCALE:

SHEET: P-12

Wichita-Sedgwick County Metropolitan Area Planning Department

July 28, 2025

Marshall Millsap
9130 E. Lakepoint St.
Wichita, KS 67226

Southwestern Remodeling and Construction
134 N. Elizabeth Ave.
Wichita, KS 67203

RE: CUP2025-00024 – Administrative Adjustment in the City to the Tallgrass CUP DP-96, to reduce a rear building setback from 10 feet to 2 feet for a covered deck on property zoned SF-5 Single-Family Residential District; generally located one-quarter mile west of North Webb Road and within one-half mile south of East 29th Street North (9130 E. Lakepoint St.).

Legal Description: West 15 feet of Lot 5 and Lots 6, Block 2, Woodspring Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-96 to reduce the building setback along the northwestern side of the property from 10 feet to 2 feet for the construction of a covered deck onto the existing dwelling. The subject setback not platted. The subject site is zoned SF-5 Single-Family Residential District. If the site was not located in a CUP, a request to reduce a rear setback to 2 feet for a primary structure would require a Variance.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The subject site is unique in that extends into a drainage pond as a peninsula. The location of the requested setback reduction for the structural support of the deck is not adjacent to a platted lot or any type of structure. The eaves of the proposed covered deck may extend over the structure close to property line. However, it is not likely to have significant negative impacts because there are no nearby structures or neighboring properties that would be adversely affected.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter subject to the following condition. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

Condition of Approval:

1. The subject site shall be developed in accordance with the approved site plan.

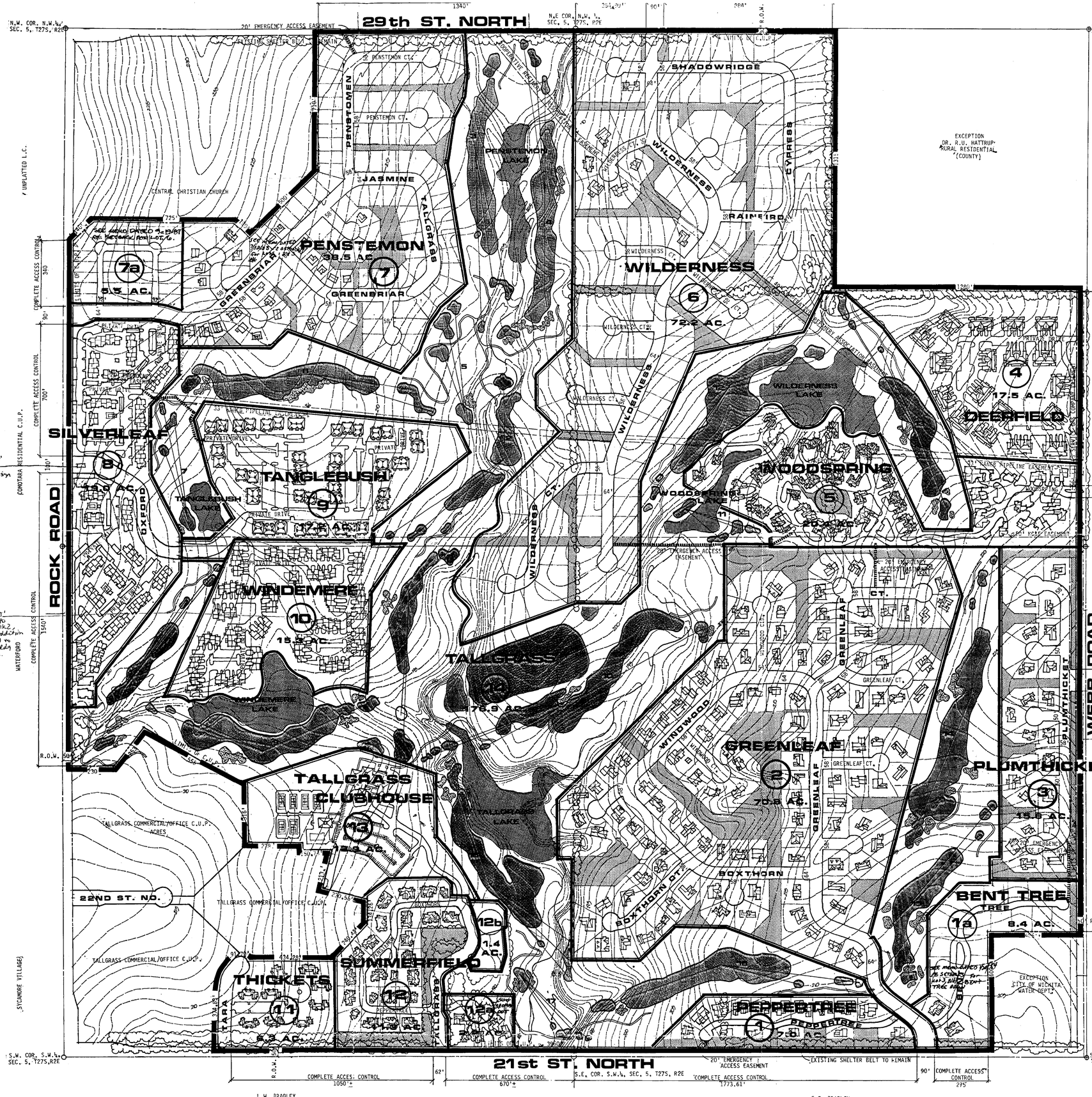
The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Teresa Veazey, CSR District II



GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 518.3 GROSS ACRES. THE AREA IS TO BE USED AS FOLLOWS:

GOLF COURSE, CLUBHOUSE AND RELATED RECREATIONAL FACILITIES	~~189.6~~ 192.6	see letter of 1-23-85 for parcel boundary adjustments
BUILDING AREA	~~269.0~~ 267.8	
NET AREA	480.4	
PUBLIC STREETS	37.9	
TOTAL AREA	518.3	

2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN THE FOLLOWING TYPES OF HOUSING. THE ILLUSTRATED HOUSING TYPE FOR EACH PARCEL IS ENCLOSED IN A BOX (EXAMPLE 4-PLEX) IN THE PARCEL DESCRIPTION.

391	SINGLE FAMILY UNITS
58	ZERO LOT LINE UNITS
245	2-PLEX UNITS
140	4-PLEX UNITS
480	TOWNHOUSE UNITS
564	GARDEN APARTMENT UNITS
1838	TOTAL DWELLING UNITS (ILLUSTRATED) see below. 1684 is correct

NOTE: OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION BELOW WILL INCREASE THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL NET DENSITY REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 2334 see below. Totals in chart equal 2232.

3. NET DENSITY CALCULATION: IF THE PARCELS ARE DEVELOPED WITH THE NUMBER AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE, INCLUDING THE GOLF COURSE, LESS PUBLIC STREETS, WOULD BE 4.65 DU/NET ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, THE OVERALL DENSITY WOULD BE 4.86 DU/NET ACRE. see below: 3.57 and 4.65

4. SETBACKS ARE TO BE DETERMINED AT TIME OF PLATTING DEPENDING ON LAND USE OR GENERALLY THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:

LAND USE	FRONT YARD DIMENSION FROM ROW LINE: 50'ROW 21'BB	32'RSW[2] 29'BB	58'ROW 29'BB	64-70'ROW 35-41'BB	PRIVATE[4] STREET FROM CL	CUL-DE-SAC @ BULB 50'(ROW)58'	CORNER LOT	REAR YARD	SIDE YARD	SB GARAGE FACE ALL STREET ROW
SINGLE FAMILY	20'	20'	20'	25'	32'	10' 20'	15'	10'	0'	20'
CLUSTER SINGLE FAMILY[1]	20'	20'	20'	25'	32'	10' 20'	15'	10'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	32'	10' 20'	15'	10'	0' & 12'[3]	20'
2-PLEX	20'	20'	20'	25'	32'	10' 20'	15'	10'	6'	20'
4-PLEX	20'	20'	20'	25'	32'	10' 20'	15'	10'	6'	20'
TOWNHOUSE **	20'	20'	20'	25'	32'	10' 20'	15'	10'	6'	20'*
GARDEN APT.	--	--	--	--	42'	-- --	20'	10'	10'	20'
MID-RISE	--	--	--	--	42'	-- --	25'	20'	20'	20'

Setback reduced for Lot 13, Blackstone Village, see addendum 6-20-88

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25' EXCEPT FOR PARCEL #8 (SEE GP #21 BELOW).

* EXCEPT FOR PARCEL #8, SEE GENERAL PROVISION #21.

[1] CLUSTER SINGLE FAMILY FRONT YARD SETBACKS ARE MEASURED FROM THE FACE OF THE GARAGE OPENING TO CURB.

[2] ON STREETS HAVING A 32' RSW WITH 29' BB PAVEMENT, THERE SHALL ALSO 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.

[3] SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

[4] ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SET BACK A MINIMUM OF 20' FROM BACK OF CURB.

5. ALL UTILITIES SHALL BE INSTALLED 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 CITY OF WICHITA PROVIDED THAT THOSE PARCELS WITH MID-RISE, GARDEN APARTMENTS AND TOWNHOUSES MAY HAVE SIGNS AS PERMITTED IN THE R6 ZONING DISTRICT.*

7. A HOMEOWNERS 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, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION. FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING 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.

8. PARCEL 14 REPRESENTS THE GENERAL OPEN SPACE/GOLF COURSE DEVELOPMENT AND SHALL BE OPERATED AND MAINTAINED BY THE GOLF COURSE OWNERSHIP. THIS STIPULATION DOES NOT PROHIBIT A MASTER ASSOCIATION OF ALL HOMEOWNERS FROM ALL PARCELS, FROM PARTICIPATING IN THE MAINTENANCE COSTS OF ANY PART OR ALL OF PARCEL 14. THE GENERAL OPEN SPACE/GOLF COURSE DEVELOPMENT INCLUDING THE CLUBHOUSE AND RELATED RECREATIONAL FACILITIES REPRESENTS 189.0 ACRES OR 37% OF THE TOTAL SITE.

9. THE STREET ACCESS ON PARCELS 8, 9 AND 10, SHALL BE A MAJOR OPENING. THE CONSTRUCTION OF A MAJOR OPENING AND DECEL LANE SHALL BE GUARANTEED AT THE TIME OF PLATTING. THE STREET ILLUSTRATED THROUGH PARCEL 8 CAN, HOWEVER, BE CONSTRUCTED AS EITHER PUBLIC OR PRIVATE STREET.

10. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT., EXCEPT FOR ZERO LOT LINE AND CLUSTER SINGLE FAMILY UNITS WHICH SHALL BE 4,000 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES (SINGLE FAMILY ATTACHED) SHALL BE 8,000 SQ. FT.

11. THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. IN PARCEL 14, SHALL BE OWNED AND MAINTAINED BY THE GOLF COURSE AND RELATED MAINTENANCE ASSOCIATION AND 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.

12. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.

13. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS 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.

14. BUILDING SETBACK LINES FROM ALL EXISTING PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING AND ALL PAVING OVER THE EASEMENT SHALL BE WITH THE APPROVAL OF THE AFFECTED PIPELINE COMPANY. ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.

15. ANY CROSSING OF THE 50' KG&E EASEMENT SHALL REQUIRE THE APPROVAL OF THE UTILITY COMPANY.

16. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE RAMPS OR ROLL BACK CURBS WHERE GOLF PATRONS ARE REQUIRED TO CROSS PUBLIC OR PRIVATE STREETS.

17. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES WHICH ARE LONGER THAN 100'.

18. FIRELANE EASEMENTS SHALL BE CONSTRUCTED IN AREAS TO CONNECT PARCELS AND SHALL BE SURFACED WITH TURF STONE, ASPHALT, COMPACTED GRAVEL OR OTHER ALL WEATHER SURFACES.

19. PARKING RATIO: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 28.04.140, THE OFF-STREET PARKING RATIOS SHALL BE AS FOLLOWS:

MID-RISE APARTMENTS	1.2/DU
4-PLEX, GARDEN APARTMENTS	1.5/DU
TOWNHOUSES ON PRIVATE STREETS	2.0/DU ##
TOWNHOUSES ON PUBLIC STREETS	4.0/DU
ZERO LOT LINE (INCLUDES 2 SPACES INSIDE GARAGE)	4.0/DU
SINGLE FAMILY DETACHED/DUPLEX 32' TO 58' ROW (INCLUDES 2 SPACES INSIDE GARAGE)	4.0/DU
SINGLE FAMILY DETACHED/DUPLEX 64' ROW OR GREATER	2.0/DU
CLUSTER SINGLE FAMILY ON 32' TO 58' ROW AND PRIVATE STREETS (INCLUDES 2 SPACES INSIDE GARAGE)	4.0/DU

= Parcel 12b shall be allowed a minimum of 2 off-street parking spaces per dwelling unit (includes inside garage).

NOTE: HALF OF REQUIRED PARKING MAY OCCUR IN FRONT OF SETBACK LINE.

20. WITHIN EACH PARCEL THERE ARE SEVERAL LAND USE OPTIONS AS INDICATED BELOW UNDER SPECIFIC PARCEL INFORMATION. ADDITIONALLY, THERE IS AN OPTION TO MIX THE TYPES OF LAND USE WITHIN EACH PARCEL. TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PER LAND USE, UTILIZE THE PROCEDURE DESCRIBED AS FOLLOWS:

A. CONVERT GROSS ACREAGE OF PARCEL TO SQUARE FEET.
B. DETERMINE PERCENT OF EACH LAND USE WITHIN THE MIX.
C. CONVERT THOSE PERCENTAGE FIGURES INTO SQUARE FEET OF THE TOTAL PARCEL.
D. DIVIDE BY SITE ALLOTMENT/DU FROM CHART BELOW TO DETERMINE MAXIMUM NUMBER OF UNITS FOR EACH LAND USE.

LAND USE	SITE ALLOTMENT	DUs/ACRE
SINGLE FAMILY	10,890 S.F.	4
ZERO LOT LINE	8,712 S.F.	5
2-PLEX	7,260 S.F.	6
CLUSTER SINGLE FAMILY	5,808 S.F.	7.5
4-PLEX	5,445 S.F.	8
TOWNHOUSE	3,111 S.F.	14
GARDEN APARTMENT	2,178/1,555 S.F.	20/28
MID-RISE APARTMENT	1,502 S.F.	29

EXAMPLE OF LAND USE MIX

A. LAND AREA 6.7 ACRES
X 43,560 S.F./ACRE
291,852 S.F. IN PARCEL #1

ASSUMING THE FOLLOWING CRITERIA:

B. 20% ZERO LOT LINE; 20% 2-PLEX; 60% TOWNHOUSE

C. 291,852 X % (20, 20 & 60) = 58,370 S.F. ZERO LOT LINE
58,370 S.F. 2-PLEX
175,111 S.F. TOWNHOUSE

D. 58,370 S.F. / 8,712 S.F./DU = 6 ZERO LOT LINE UNITS

58,370 S.F. / 7,260 S.F./DU = 8 DUPLEX UNITS

175,111 S.F. / 3,111 S.F./DU = 56 TOWNHOUSE UNITS

70 TOTAL UNITS PERMITTED USING THIS MIX.

21. SPECIAL CONDITIONS FOR PARCEL #8 ONLY.

A. FRONT, REAR AND SIDE YARD SETBACKS ILLUSTRATED ON CHART IN GP #4 ABOVE APPLY TO ONLY HABITABLE SPACE OR ACTUAL DWELLING UNITS.

B. SETBACK REQUIREMENTS FOR GARAGES SHALL BE AS FOLLOWS:

1. SETBACK FROM ROCK ROAD SHALL BE 4' FROM GREENBRIAR STREET SOUTH TO THE NORTH SIDE OF THE MAJOR ENTRANCE PROPOSED FOR PARCEL #8.
2. SETBACK FROM ROCK ROAD SOUTH OF MAJOR ENTRANCE FOR PARCEL 8 TO SOUTH END OF PARCEL #8 SHALL BE 5'.
3. SETBACK FROM GREENBRIAR STREET ON PARCEL #8 SHALL BE 5'.
4. SETBACK ON PROPOSED MAJOR ENTRANCE SHALL BE 4' IF CONSTRUCTED AS A PUBLIC STREET OR SHALL BE 10' BACK OF CURB IF CONSTRUCTED AS A PRIVATE STREET.

C. SETBACKS AS WRITTEN ABOVE ARE AUTHORIZED ONLY IF THE FOLLOWING ADDITIONAL CONDITIONS ARE MET, OTHERWISE SETBACKS AS ESTABLISHED IN GP #4 SHALL APPLY.

1. GARAGE STRUCTURES SHALL BE INTEGRAL WITH A CONTINUOUS MASONRY WALL NOT LESS THAN 5' NOR MORE THAN 8' IN HEIGHT FOR ALL STREET FRONTAGES AFFECTED.
2. MASONRY WALL AND GARAGE PLACEMENT SHALL BE DESIGNED TO PROVIDE A MODULATION OF SPACES ALLOWING FOR LANDSCAPING TO OCCUR BOTH INSIDE AND OUTSIDE OF WALL.
3. GARAGES BUILT ON THE REDUCED SETBACK LINE SHALL NOT BE CONSTRUCTED FOR MORE THAN 35% OF THE TOTAL STREET FRONTAGE AFFECTED. ON THE BALANCE OF THE FRONTAGE, ONLY THE MASONRY WALL WILL BE ALLOWED.
4. NO WINDOW OR DOOR OPENINGS SHALL BE ALLOWED TO FACE ONTO ROCK ROAD, GREENBRIAR STREET OR THE MAJOR ENTRY ROAD TO PARCEL #8.
5. GARAGE ROOF SURFACES SHALL BE CONSTRUCTED OF WOOD SHINGLES ONLY AND THE ROOF PITCH SHALL NOT EXCEED A 7 TO 12 PITCH ON THE MAIN SPAN FOR A MAXIMUM HEIGHT OF 15' FROM GROUND LINE.
6. ARCHITECTURAL DETAILING SHALL BE PROVIDED IN THE FORM OF GABLE END SECTIONS, RAFTER DETAIL AND ROOF OVERHANG, HOWEVER, ROOF OVERHANG MAY NOT EXTEND MORE THAN 12" BEYOND SETBACK LINES ESTABLISHED.
7. MASONRY WALL SHALL BE EITHER BRICK OR BRICK TEXTURED CONCRETE, PAINTED TO ELIMINATE NATURAL CONCRETE APPEARANCE. WROUGHT IRON PANELS CAN BE USED TO PROVIDE VIEWS INTO PROJECT AREA IF THEY DO NOT EXCEED 50% OF TOTAL WALL LENGTH.
8. A MORE EXTENSIVE LANDSCAPE TREATMENT SHALL BE PROVIDED IN FRONT OF THE WALL AND GARAGES AND IN SPACES WHERE WALL MODULATION OCCURS. THIS TREATMENT SHALL PROVIDE FOR TREES (8-10' IN HEIGHT OR TALLER), SHRUBS AND GRASS AREAS. ALL LANDSCAPED AREAS OUTSIDE OF WALL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE CONSTRUCTED WITH AN AUTOMATIC IRRIGATION SYSTEM.
9. ALL SURFACES OF PROPOSED WALL AND GARAGES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR WALLS AND GARAGES, CONSTRUCTION AND LANDSCAPE PLANS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL TO INSURE THAT ALL CONDITIONS HEREIN CONTAINED ARE MET.

Approved for Parcels 9 and 10 to allow a sign up to 32 sf each, set in the site - see attached 8-1-89

= Parcel 12b shall be allowed monument signage not to exceed 40 sq. ft. in area. Multiple signs are allowed on the northern portion and the southern portion of 12b as per the sign ord. Signs may be allowed within public easement with approval of a municipal hold-harmless agreement or similar covenant or agreement.

SPECIFIC PARCEL INFORMATION see letter of 1-23-85 for parcel boundary adjustments

PARCEL	*PROPOSED USES & MAXIMUM DWELLING UNITS/PARCEL SF	CSF	ZLL	2-P	4-P	TH	GA	MR	PARCEL ACREAGE GROSS	NET	PARCEL DENSITIES AND HEIGHT RESTRICTIONS SF	CSF	ZLL	2-P	4-P	TH	GA	MR	MAX. HT.
1				25					7.0	6.2				4.00					35'
1a				42					8.4	7.5				5.00					35'
2	115								20.6	19.5	4.00								35'
3	25								15.6	12.8	4.00								35'
4	70	131	58	104	140	245			~~28.0~~ 27.8	~~24.8~~ 24.6	4.00	7.5	5.00	5.00	6.0	14.0			35'
5	41			60					~~24.0~~ 24.0	~~21.0~~ 21.0	2.00			2.94					35'
6	130		200	214					72.2	61.0	4.00		3.28	3.50					35'
7	121		151	182					38.5	30.3	4.00		5.00	6.00					35'
7a	19	36	28	28	36	67			6.5	4.8	4.00	7.5	5.00	5.80	8.0	14.0			35'
8	76	142	95	114	152	266			~~19.0~~ 19.0	14.0	4.00	7.5	5.00	6.00	8.0	14.0			35'
9			86	102	136	241	344		17.2	17.2			5.00	6.00	8.0	14.0	20.0		40'
10	45		76	92	120	214	306	443	15.3	15.3			5.00	6.00	8.0	14.0	20.0	29.0	60'
11			28	34	44	78	112		5.3	5.6			5.00	6.00	8.0	14.0	20.0		40'
12				44					11.3	10.0				4.40					35'
12a	8	16	10	12	16	30			2.2	2.2	4.00	7.27	5.00	6.00	8.0	14.0			35'
12b	5	10	6	8	10	18			1.4	1.4	4.00	7.69	5.00	6.00	8.0	14.0			35'
13	CLUBHOUSE & RELATED RECREATIONAL FAC.								12.3	12.3									35'
14	GOLF COURSE								~~179.5~~ 177.5	~~179.5~~ 177.5									
ILLUS. TOTALS	391	58	245	140	480	564			518.3	480.4									

SEE ADM. ADT DATED 4-25-90

SEE ADM. ADT DATED 5-14-92

SEE ADM. ADT DATED 5/20/98

see parcel adjustments of 6-15-95

see parcel adjustment of 4-04-95

DP 96

TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED 1680 MAXIMUM NUMBER OF DWELLING UNITS PERMITTED 2232 see above
ILLUSTRATED DENSITY (NET) 3.5
NET DENSITY IS CALCULATED BY DIVIDING TOTAL NUMBER OF UNITS BY NET AREA (480.4 ACRES). MAXIMUM DENSITY (NET) 4.65

SF = SINGLE FAMILY CSF = CLUSTER SINGLE FAMILY ZLL = ZERO LOT LINE 2-P = SINGLE FAMILY ATTACHED
TH = TOWNHOUSE GA = GARDEN APARTMENT MR = MID-RISE APARTMENT 4-P = 4 FAMILY
**SEE GP #20.

Tallgrass

Revised Community Unit Plan DP-96

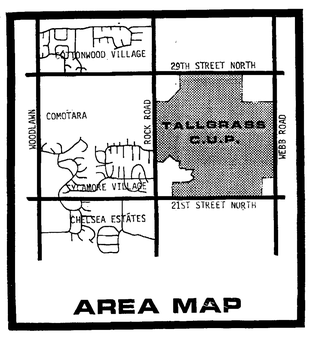
Adjustments: 01-23-1985
05-15-1985
10-14-1985
08-01-1989
04-25-1990
05-14-1992
06-20-1995
08-04-1995
11-17-1995
03-10-1998
03-16 -2015 (Parcel 12b) setbacks per plat, signage, and parking. ZON2014-29

ADM ADT 11-17-95 to Lot 20, Blk 2, Oxford Addition (Parcel 10) to reduce side setback

DP 96
Amended File #4)

APPROVED CUP
MAPC 4/5/84
BCC 5/1/84

PER CUP2014-29 (3-16-15)
APPROVED CUP
MAPC 4/5/84 DM
BCC 5/1/84 DM



LEGEND
LIMITS OF C.U.P.
PARCEL BOUNDARY
20' EMERGENCY ACCESS EASEMENT
PARCEL NUMBER 13
RESERVE

MKEC
Wichita, KS • 316.684.9600

J:\Projects\20131\130101092_Perfection - Tallgrass\5-Civil\CAD\Plat\DP96_Adjustment.dwg 09/02/2014 01:35:42 PM CST

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2015

Perfection Signature Properties, LLC
11828 West Central Avenue, Suite 124
Wichita, KS 67212

MKEC Engineering, Inc.
Brian Lindebak
411 North Webb Road
Wichita, KS 67206

RE: City Administrative Adjustment (CUP2014-00029) to modify setbacks, signage, parking standards and clarify parcel size of Parcel 12b of the Tallgrass Community Unit Plan (CUP) DP-96 located 600 feet north of East 21st Street, east of North Tallgrass (west of North Webb Road) with a pending plat, Lot 1, Block 1, Tallgrass Villas:

Parcel 12b is zoned SF-5 Single-Family Residential (SF-5) and, according to the approved CUP DP-96 approved by MAPC on April 5, 1984 and City Council on May 1, 1984, contains 1.3 acres. Access to the site is via Tallgrass Street, which contains approximately 50 feet of right-of-way. Ownership of Parcel 12b is divided between two parties. The southern .70948 acre has been platted as the Tallgrass Villas Addition (SUB2014-00014). That portion of Parcel 12b platted as the Tallgrass Villas Addition is slated to be developed with two and four-family residential structures and is the focus of the requested adjustments.

The applicant is asking for the two or four-plex setback standards for General Provision 4 to be adjusted as follows: front setback from 20 feet to 15, and rear and side setbacks from 10 feet to 0 feet, only for that portion of Parcel 12b platted as the Tallgrass Villas Addition.

The applicant seeks to allow monument signage not to exceed 40 square feet in area, and that signage be allowed within public easements with approval of a municipal hold-harmless agreement (General Provision 6).

The applicant is also requesting that the parking standard for Parcel 12b of CUP DP-96 be a minimum of two off-street parking spaces per dwelling unit, including inside the garage or in the building setback (General Provision 19).

Finally, the applicant seeks to clarify the total area of Parcel 12b is 1.4 acres, not 1.3 acres.

We have reviewed your request and have approved the requested adjustments dealing with setbacks, parking and the area of the parcel as described above and shown on the application submitted with CUP2014-00029. The request to permit signage within a public easement is denied. The applicant is advised that a combined platted 15-foot front building setback and utility easement remains. Also, a

platted 10-foot wide drainage easement projects into a portion of the front yard beyond the 15-foot building and utility setback.

All other applicable development standards shall apply unless specifically adjusted 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.

John L. Schlegel
Director of Planning

J.R. Cox Jr. for

Thomas J. Stolz
Director of the Metropolitan Area Building and Construction Department

cc: Pete Meitzner, WCC
J.R. Cox, MABCD