

COTTONWOOD C.U.P.
GENERAL PROVISIONS

1. This project is proposed to contain 20.96 gross acres and is proposed to be rezoned to R-5 to accommodate the proposed densities.
2. The proposed development is to contain a mixture of housing types. The number of dwelling units listed for each type on the chart under general provision number 17 shows the maximum number of dwelling units for each use.
3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site would be 17.4 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 or as illustrated.
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 Code of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat for parcel #2 to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc.

Failure of the homeowners association to properly maintain the private streets or open drainage system, 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 zero lot line and patio home units shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 7,500 sq. ft.
9. Drainage considerations will be determined at the time of platting.
10. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
11. Should an alternate land use, permitted under parcel descriptions below (general provision #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 plan shall be subject to the conditions of platting.
12. 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 as required by fire chief.
13. Off-Street Parking: 1.5 spaces per dwelling unit for apartments; 2 spaces per dwelling unit for all other uses unless an on-street parking restriction requires four (4) spaces per dwelling unit. If the street is designed with parking restrictions, a restrictive covenant requiring four (4) spaces per dwelling unit will be submitted at the time of platting.

SETBACK CHART

MINIMUM FRONT YARD DIMENSION FROM ROW LINE									
	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	24' PRIVATE DRIVE RESERVE	SECONDARY STREET SIDE OF CORNER LOT	MIN. REAR YARD	MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
PATIO HOMES	20'	20'	20'	25'	20'	15'	20'	5'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12' ²	20'
2-PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APT.	--	--	--	25'	--	20'	20'	10'	20'

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

¹Streets having a 32' ROW with 29' BB pavement may be constructed either publicly or privately. If constructed privately, they will be platted as a reserve. There shall also be platted a 15' street, drainage and utility easement on either side of ROW line or reserve where parking shall be permitted but landscaping limited to turf and street trees approved by city forester.

²Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.

17.

PARCEL	PROPOSED USES AND MAX. DWELLING UNITS/PARCEL						GROSS ACRES	PARCEL DENSITIES					MAX. BLDG. HT.
	Z.L.L.	P.H.	D.P.	T.H.	APT.	Z.L.L.		P.H.	D.P.	T.H.	APT.		
1	10	10	OR	CHURCH		2.07	5	5				55'	
2	92	92	110	230	360	18.14	5	5	6	12.5	20	45'	
3			4			0.75			6			35'	
Illus. Totals			4		360	20.96							

Total Units Illustrated - 364
 Illustrated Density - 17.4 DU/Acre
 Maximum Units Permitted - 364
 Maximum Density - 17.4 DU/Acre

Figures enclosed within a box represent the land uses illustrated.