

NORTHWEST VILLAGE C.U.P.

GENERAL

TOTAL GROSS AREA = 39.2 ACRES +
TOTAL NET AREA = 35.8 ACRES + (EXCLUSIVE OF PUBLIC STREET R/W)
THIS DEVELOPMENT IS PROPOSED TO CONTAIN 18.4 NET ACRES + OF LIGHT COMMERCIAL
ZONING AND 17.4 NET ACRES + OF R-6 ZONING.

Parcel 3?

PARCELS ONE (1), TWO (2), AND FOUR (4) ARE PROPOSED TO BE LIGHT COMMERCIAL.
PARCEL FIVE (5) IS PROPOSED TO BE RESIDENTIAL AND CONTAIN GARDEN APARTMENTS
AND/OR TOWNHOUSE UNITS AND ASSOCIATED COMMUNITY FACILITIES.

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO THIRTEENTH STREET SHALL BE LIMITED TO SEVEN (7) OPENINGS, TWO (2) FROM PARCELS ONE (1), FOUR (4) AND THREE FROM PARCELS TWO (2) AND THREE (3) OF WHICH ONE OPENING TO PARCEL FOUR (4) SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD. ACCESS TO TYLER ROAD SHALL BE LIMITED TO SIX (6) OPENINGS, TWO (2) EACH TO PARCELS ONE (1), FOUR (4) AND FIVE (5) OF WHICH ONE OPENING TO PARCEL FOUR (4) SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.

CONSTRUCTION OF THE MAJOR ENTRANCES, TWO (2) TOTAL, AND A CONTINUOUS DECEL LANE ALONG THE WEST BOUNDARY TO PARCEL FOUR (4) AND THE SOUTHERN BOUNDARIES OF PARCELS TWO (2), THREE (3) AND FOUR (4) SHALL BE GUARANTEED AT THE TIME OF PLATTING.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS TWO (2), AND THREE (3) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN THE PARCELS WILL NOT BE REQUIRED.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 26.04.141 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.

6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.

RECEIVED

MAY 8 1980

7. APPROPRIATE FIRE LANE EASEMENTS FOR PARCEL FOUR (4) AND FIVE (5) WILL BE CONSIDERED AT THE TIME OF PLATTING, AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1-1 1/2 IN ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

8. SCREENING AND LANDSCAPING: A PLANTING STRIP, AS INDICATED IN PARCELS ONE (1), TWO (2), THREE (3) AND FOUR (4), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED OF VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

THE LANDSCAPE STRIP ALONG WEST LINE OF PARCEL FOUR (4) SHALL BE REPLACED WITH A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILIAR MATERIAL IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT TO THE WEST AS INDICATED ON THE PLAN.

A FIVE FOOT TO EIGHT FOOT HIGH FENCE SHALL BE CONSTRUCTED ALONG THE NORTH LINE OF PARCEL FOUR (4). THE FENCING MAY BE OF WOVEN WIRE, WOOD OR SIMILAR MATERIALS, PROVIDED THAT THE SOUTH FIFTY (50) FEET OF THE EXISTING SHELTER BELT IS TO REMAIN. IN THE EVENT THAT THE SHELTER BELT BETWEEN PARCELS FOUR (4) AND FIVE (5) SHOULD BE REMOVED, THE WOVEN WIRE OR WOOD FENCE SHALL BE REPLACED WITH A FIVE (5) TO EIGHT (8) FOOT WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL.

A SOLID, OR SEMI-SOLID, WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCELS THREE (3) AND FOUR (4) ABUT THE UNPLATTED RESIDENTIAL TRACT ADJACENT TO THE EAST.

A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE PRESENT COST OF WALL CONSTRUCTION ADJUSTED FOR INFLATION OVER A TEN YEAR PERIOD. SAID BOND SHALL BE RELEASED SHOULD THE PROPERTY TO THE EAST BE APPROVED FOR A NONRESIDENTIAL ZONING CLASSIFICATION AND SHALL BE EXECUTED WHENEVER THE PROPERTY TO THE EAST DEVELOPS RESIDENTIALLY, OR AT THE END OF THE TEN YEAR PERIOD SHOULD THE PROPERTY TO THE EAST REMAIN UNDEVELOPED AND ZONED RESIDENTIALLY.

9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE TYPE LOCATION AND SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS ONE (1), TWO (2), THREE (3), AND FOUR (4).

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

10. A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREA, PRIVATE DRIVES, COMMUNITY FACILITIES, AND ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCEL FIVE (5) IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS) FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 2.14 ACRES +
NET AREA - 1.24 ACRES +
MAXIMUM BUILDING COVERAGE - 30% OR 16,205 SQUARE FEET
FLOOR AREA RATIO - 0.30
MAXIMUM GROSS FLOOR COVERAGE - 16205 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)

PARCEL TWO

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, PROFESSIONAL, PERSONAL SERVICES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 1.19 ACRES +
NET AREA - 0.92 ACRES +
MAXIMUM BUILDING COVERAGE - 30% OR 12023 SQUARE FEET
FLOOR AREA RATIO - 0.30
MAXIMUM GROSS FLOOR COVERAGE - 12023 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - ONE (1)

PARCEL THREE

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, PROFESSIONAL, PERSONAL SERVICES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 1.19 ACRES +
NET AREA - 0.92 ACRES +
MAXIMUM BUILDING COVERAGE - 30% OR 12023 SQUARE FEET
FLOOR AREA RATIO - 0.30
MAXIMUM GROSS FLOOR COVERAGE - 12023 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - ONE (1)

PARCEL FOUR

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, PROFESSIONAL, PERSONAL SERVICE AND SALES OF RETAIL MERCHANDISE.

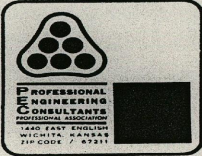
GROSS AREA - 16.75 ACRES +
NET AREA - 15.35 ACRES +
MAXIMUM BUILDING COVERAGE - 30% OR 200,594 SQUARE FEET
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR COVERAGE - 267,459 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 55 FEET
MAXIMUM NUMBER OF BUILDINGS - THREE (3)

PARCEL FIVE

PROPOSED USE - GARDEN APARTMENT OF TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.

GROSS AREA - 17.94 ACRES +
NET AREA - 17.36 ACRES +
DENSITY - 26 D.U.'S / NET ACRE OR 451 D.U.'S
(10 D.U.'S / NET ACRE FOR TOWNHOUSES OR 174 D.U.'S)
MAXIMUM BUILDING HEIGHT - 35 FEET
PARKING RATIO - 1.5 / D.U. (2.0 IF OWNER OCCUPIED)

MEMO



TO: Paul Graves, P.E. PROJECT NO. 36-81063-1120
Chief Engineer
455 N. Main PROJECT: Northwest Village
City Hall - 7th Floor
Wichita, Kansas 67202
ATTN: Chris Breitenstein DATE: February 25, 1981

COPIES TO:

Louise Olivarez

Mike Lindebak ✓

Dick Linn

File

FROM: Kristen Hart, E.I.T.

REFERENCE: Drainage Plan

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of Northwest Village 2nd Addition Drainage Plan and supportive calculations.

This plan proposes adding four curb inlets to the existing storm sewer system. The size of Drainage Ditch and Easement required to carry the overland flow has also been determined. The overland flow was calculated as the difference between Q_{100} and the pipe flow.

The preliminary plat for Northwest Village 2nd Addition was filed February 23, 1981.

If you have any questions regarding the above mentioned Drainage Plan, please contact Dick Linn or myself.

February 24, 1981

File

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert B. Feldner, Superintendent of Central Inspection
FROM Robert A. Lakin, Director of Planning

SUBJECT DP-106 - Northwest Village C.U.P. Generally located at the northeast corner of Tyler Road and 13th Street North. Request for Administrative Adjustment for Parcel 5.

We have reviewed a letter and site plan from Larry Chambers, representing the owners of the above referenced C.U.P., requesting an administrative adjustment to permit Parcel 5 to be developed with duplexes, triplexes or fourplexes. A copy of the letter and site plan have been sent to you by Larry.

As indicated on the site plan, the area is to be replatted into several lots served by public streets. If all 58 lots were developed with fourplexes, the maximum number of units would be 232 as compared to the 450 apartments permitted under the current C.U.P. I am somewhat concerned that 15 lots will have only 8250 square feet and some will have as little as 7800 square feet. While these sizes would be adequate for duplexes, they seem rather small to accommodate a fourplex and associated parking.

Another concern that I have is the possible destruction of the shelter belt along the south. As indicated on the site plan, there is a 50 foot setback from the south property line. That setback was established to protect the shelter belt. I would hope that when the southern lots are developed, the builder will retain as much of the shelter belt as possible north of the setback line. When this area is replatted, the utilities (sanitary sewer, gas, water, etc.), should be designed to serve the lots along the shelter belt from the street and not along the south property line.

In my opinion the requested administrative adjustment is in keeping with the intent and purpose of the C.U.P. provisions. I feel that the request to develop Parcel 5 with duplexes, triplexes or fourplexes, instead of townhouses or garden apartments should be granted subject to the following conditions:

1. The total number of dwelling units permitted shall not exceed 232 units on 58 lots.

RECEIVED

FEB 26 1981

Dept. Of Engineering

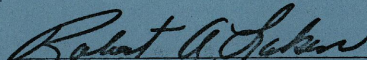
MLY

Page Two
Robert B. Feldner
February 24, 1981

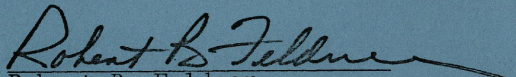
2. Replatting the area to provide public streets and to locate the utilities, sewer, telephone, electric, etc., serving what will be the southern tier of lots, adjacent to the street. The intent is to preserve the shelter belt (to a minimum of 50 feet in depth along the south line of Parcel 5). Removal, crossing through, or any other action which would result in the destruction of the trees will be considered a violation of the C.U.P. and will void this administrative adjustment.

Upon your review of this memorandum and the proposed site plan your signature of approval will indicate that you concur in the granting of this request, subject to the above conditions, and that it is not a substantial deviation of the plan.

By copy of this memorandum; the applicant and others are notified of our joint action on the request to develop Parcel 5 with duplexes, triplexes and fourplexes and our determination that the requests are in keeping with the spirit and intent of the C.U.P. provisions.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:e1

cc: Larry Chambers, Inland Investment Co., 200 Douglas Bldg.
104 South Broadway, 67202
Gary Wiley, Professional Engineering Consultants
1440 E. English, 67211
✓ Michael Lindebak, Program Development Engineer
City of Wichita, Department of Engineering

DATE
May 7, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

✓ Dean Sellers, Acting City Engineer
 Robert B. Feldner, Superintendent of Central Inspection
 Paul B. Graves, Traffic Engineer
 Paul Johnston, Acting Director - Flood Control & Landfill

TO

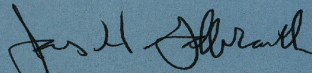
FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-106 - Northwest Village Commercial & Residential C.U.P., and Z-2253 - Zone Change from "AA" & "LC" to "A", "RB", "R-6" and "LC" Generally located at the northeast corner of Tyler Road and 13th Street North.

Attached is a copy of a proposed commercial and residential Community Unit Plan at the above location. There are approximately 39 acres contained in the C.U.P. with 18.4 acres of light commercial, 17.4 acres of "R-6" and the balance in street right-of-way. The zone change for "A" and "RB" is for the area to the north and includes approximately 11 acres.

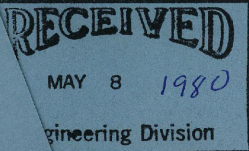
I would appreciate any comments you might have regarding access, accel/decel lanes, drainage, density, etc., by May 16, 1980.

If you have any questions regarding these cases, please call me or Art Chambers.



Jack H. Galbraith
Chief Planner

JHG:ADC:e1
Attachment



To Jack Galbraith

Have reviewed subject CUP and offer the following comments:

- 1) Natural drainage way exists through property, same directed to structure crossing 13th St. N at low area of Parcel 2 & 4. Drainage plan must provide for same and insure that conveyance will occur with development.
- 2) Information should be secured on depth of 60" pipe line to insure that and drainage or sanitary sewer improvements will not interfere with same.

RECEIVED
MAY 8 1980

D