

WICHITA-SEDGWICK COUNTY

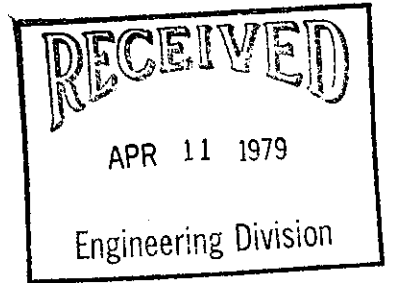
DATE
April 9, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

Max Greene, Flood Control and Landfill Director
✓ Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection

TO
FROM Mike Meek, Senior Planner

SUBJECT DP-96 - Pebble Creek Community Unit Plan
(Formerly Applewood Section 5 C.U.P.)



Attached is a revised copy of the residential Community Unit Plan proposed between Rock and Webb Roads, 21st to 29th. The plan has been substantially revised in an attempt to minimize the conflict between golf and vehicular traffic.

We would appreciate any comments which you might have by Monday, April 23, 1979. Thanks for your assistance.

Mike Meek
Mike Meek
Senior Planner

MM:el
Attachment

- ① large no. of lots with 1 public street access
- ② controlled pedestrian crossing of public st.

1. This project is proposed to contain 501.6 gross acres or 263.8 net acres, more or less. Net acres (263.8) are determined by subtracting Parcel 1 (golf course/open space (237.8 acres) from gross acres (501.6).
2. The proposed development contains: (as illustrated)

<u>361</u>	single family units
<u>98</u>	zero lot line units
<u>42</u>	duplex units
<u>253</u>	townhouse units
<u>100</u>	garden apartment units
<u>854</u>	total dwelling units

Note: optional building types as described under parcel descriptions below will increase this count but will not exceed the maximum overall net density requested under paragraph 3 below.

3. The net density of the entire site as illustrated equals 3.1 net dwelling units per acre; however, the maximum requested net density shall not exceed 4.16 dwelling units per acre which provides for selecting the optional building types as described under parcel descriptions below. This represents a maximum number of dwelling units not to exceed 1,143 (maximum density computed on net area).
4. Setbacks are as indicated in parcel descriptions below or as follows:

64' - 70' ROW streets - front yard setback 25' with corner lot having a 15' side yard adjacent to the side street.

58' ROW Streets - front yard setback 20' with setbacks on the cul-de-sac end being extended to 25'. All corner lots shall have a side yard setback of 15' adjacent to side street.

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 28.94.139 of the Code of the City of Wichita.
7. A master homeowners association shall be incorporated for the entire project with individual agreement for parcels, 4,5,7,9,10,11,12 & 13 for the maintenance of non-public open space, parking areas, private streets or drives, signs, logo's, buffer areas, drainage channels, swales, etc. and shall be filed with the plat of the area.

8. Parcel 1 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, participating in the maintenance costs of any part or all of Parcel 1. This general open space/golf course development represents 237.8 acres or 47% of the total site.
9. Streets, drives and turnarounds in the project elements being developed as zero-lot line, townhouses, garden apartment or mid-rise apartments shall be privately owned. All other streets shall be dedicated.
10. The sidewalk plan will be provided at time of platting.
11. Minimum lot sizes for single family detached units shall be 8,000 sq. ft. except for zero lot line detached which shall be 5,000 sq. ft. Minimum lot sizes for duplex (single family attached) shall be 10,000 sq. ft.
12. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. shall be owned and maintained by the Golf Course and/or related maintenance association and shall be designed in conformance to a hydrology study being prepared independently from this document. Results of this study and proposed drainage facilities shall be submitted for approval at the time of platting.
13. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
14. Should an alternate land use, permitted under parcel descriptions below, be developed instead of the parcel plan as illustrated, a layout plan shall be submitted for approval by Director of Planning at the time of platting indicating configuration and setbacks.
15. 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.
16. Any crossing of the 50' KG&E Easement shall require the approval of the utility company.
17. At the time of platting, the applicant shall guarantee ramps/roll back curbs, street markings, and signing of those locations where golf patrons are required to cross public streets. The applicant shall contact the Traffic Engineering Division of the Department of Public Works regarding the signing of such locations.

18. Parcel descriptions:

PARCEL NO. 1.

Proposed uses - golf course, club house structures, related flood and drainage, maintenance facilities, swimming pools, tennis courts, parking, golf course accessory structures, driving range, open space, floodway, cart paths and other misc. service facilities

Gross parcel area - 237.8 acres

Maximum building height - 35'

Setback - 100' from all arterial streets

Parking ratio - as per City Code for structural uses constructed

PARCEL NO. 2

Proposed uses - singly family detached
Dwelling units - 62

Gross parcel area - 26.0 acres

Net building area - 26.0 acres

Density (net building area) - 2.40 DU/acre

Maximum building coverage - 30%

Maximum building height - 35 ft.

Minimum front yard setback - see note 4 above

Minimum rear yard - 20 ft.

Minimum side yard - 6 ft.

Parking ratio:- as per street ROW requirements

PARCEL NO. 3

Proposed uses: Single Family detached
Duplex or Townhouses
Single Family Net. 21 d.u.

Dwelling units - Duplex 42 d.u.

Townhouses 78 d.u.

Gross parcel area - 9.8 acres

Net building area - 9.8 acres

Density s.f. detached 2.1 DU/acre
duplex 4.2 DU/acre

townhouses 8.0 DU/acre

Maximum Building Coverage - 30%

Maximum Building Height - 35'

Setbacks - see note 4 also

Parking - as per street R.O.W. Requirements.

PARCEL NO. 4

Proposed uses - garden apartments, townhouses and/or mid-rise apartments
Dwelling units - Garden apartments - 100
Townhouses - 43
Mid-rise apartments - 172
Gross Parcel Area - 5.4 acres
Net Building Area - 5.4 acres
Density (net building area) -
Garden apartments - 18.52 DU/acre
Townhouses - 8.0 DU/acre
Mid-rise apartments - 32 DU/acre
Maximum building coverage - 30%
Maximum building height - 55 ft.
Setback - 25' setback from all streets
20' minimum rear yard setback
Parking ratio - 2.0

PARCEL NO. 5

Proposed uses - townhouses, garden apartments or zero lot line
Dwelling units - Townhouses - 85
Garden apartments - 212
Zero lot line - 37
Gross parcel area - 10.6 acres
Net building area - 10.6 acres
Density (net building area) -
Townhouses - 8.0 DU/acre
Garden apartments - 20.0 DU/acre
Zero lot line - 3.5 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setbacks - see note 4 above
Parking ratio - 2.0 (garden apartments & townhouses)
4.0 (zero lot line) includes 2 spaces
inside garage

PARCEL NO. 6

Proposed uses - Single family detached
Dwelling units - 111
Gross parcel area - 53.2 acres
Net building area - 53.2 acres
Density (net building area) - 2.1 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.

PARCEL NO. 6 (CON'T)

Setbacks - Minimum front yard - see note 4 above
Minimum rear yard - 20 ft.
Minimum side yard - 6 ft.
Parking ratio - as per street ROW requirements

PARCEL NO. 7

Proposed uses - single family detached - Zero -lot line, duplexes
Dwelling units - S. F. Detached 25
Zero-lot 39
Duplex 50
Gross parcel area - 10.4
Net building area - 10.4
Density (Net building area) -
S.F. Detached 2.4 DU/acre
Zero-lot 3.7 DU/acre
Duplex 4.8 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setbacks - Minimum front yard - see note 4 above
Minimum rear yard - 20 ft.
Minimum side yard - 6 ft.
Parking ratio - as per street ROW requirements

PARCEL NO. 8

Proposed uses - single family detached
Dwelling units - 77
Gross parcel area - 38.8 acres
Net building area - 38.8 acres
Density (net building area) - 1.98 DU/acre
Maximum building coverage - 30%
Maximum building height 35 ft.
Setbacks - Minimum front yard - see note 4 above
Minimum rear yard - 20 ft.
Minimum side yard - 6 ft.
Parking ratio - as per street ROW requirements

PARCEL NO. 9

Proposed uses - zero lot line, single family attached (duplexes)
or townhouses
Dwelling units - Zero lot line - 22
Duplex - 44
Townhouses - 88
Gross parcel area - 10.9 acres
Net building area - 10.9 acres

PARCEL NO. 9 (CON'T)

Density (net building area) -
Zero lot line - 2.02 DU/acre
Duplex - 4.0 DU/acre
Townhouses - 8.0 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setbacks - Minimum front yard - see note 4 above
Minimum rear yard - 20 ft.
Minimum side yard - 12 ft. on one side,
0 ft. on other (for zero lot line only)
Parking ratio - 4.0 (zero lot line) includes 2 spaces
inside garage
single family option - as per street
ROW requirements
Townhouses - 2.0

PARCEL NO. 10

Proposed uses - zero lot line, single family attached (duplexes)
or townhouses
Dwelling units - Zero lot line - 37
Single family attached (duplex) - 38
Townhouses - 74
Gross parcel area - 9.3 acres
Net building area - 9.3 acres
Density (net building area) -
Zero lot line - 3.98 DU/acre
Single family attached (duplex) - 4.0 DU/acre
Townhouses - 8.0 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setbacks - Minimum front yard - see note 4 above
Minimum rear yard - 20 ft.
Minimum side yard - 12 ft. on one side,
0' on the other side (zero lot line only)
Parking ratio - 4.0 (zero lot line) includes 2 spaces
inside garage
2.0 (townhouses)
Duplex - as per street ROW requirements

PARCEL NO. 11

Proposed uses - townhouses, zero lot line or garden apartments
Dwelling units - Townhouses - 48
Zero lot line - 21
Garden apartments - 120
Gross parcel area - 6.0 acres
Net building area - 6.0 acres

PARCEL NO. 11 (CON'T)

Density (net building area) -
Townhouses - 8.0 DU/acre
Zero lot line - 3.5 DU/acre
Garden apartments - 20.00 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setbacks - Minimum front yard - 25'
Minimum rear yard - 20'
Minimum side yard - 6'
Parking ratio - 2.0 (townhouses or garden apartments)
4.0 (zero lot line) includes 2 spaces
inside garage

PARCEL NO. 12

Proposed uses - single family attached (duplex)
zero lot line or townhouse
Dwelling units - single family attached (duplex) - 104 DU
zero lot line - 86 DU
townhouses - 120 DU
Gross parcel area - 24.5 acres
Net building area - 24.5 acres
Density (net building area) -
Single family detached (duplex) - 4.2 DU/acre
zero lot 3.5 DU/acre
Townhouses 4.9 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setback - Minimum front yard - see note 4 above
Minimum rear yard - 20'
Minimum side yard - 6'
Parking ratio - as per street ROW requirements

PARCEL NO. 13

Proposed uses - single family detached
Dwelling units - 111
Gross parcel area - 69.7 acres
Net building area - 58.9 acres
Density (net building area) - 1.8 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setbacks - Minimum front yard - see note 4 above
Minimum rear yard - 20'
Minimum side yard - 6'
Parking ratio - as per street ROW requirements

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING

DATE MAY 1, 1979

TO Mike Meek, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Community Unit Plan Comments

CENTRAL RIDGE CUP:

As stated in the text of the CUP, a drainage plan and lot grading plan will be required at the time a preliminary plat is filed.

PEBBLE CREEK CUP:

Parcels 12 and 13 have one common point of access to 21st Street North. The large number of units make this undesirable.

There are still some questions regarding controlled pedestrian/golf cart crossing of a public street.

CHERRY CREEK HILLS CUP:

Cypress Court will drain to the West and North along the West line of the CUP to the drainage easement shown. This will require a drainage system and easements.

CHERRY CREEK SHOPPING CENTER CUP:

It is suggested that accel-decel lanes be guaranteed at entrances on Harry and Rock Road. It is also suggested that a major entrance be provided to Parcel 1 at Rock Road. A drainage concept and lot grading plan will be needed at the time of platting.

Mike Lindebak
Program Development Engineer

ML:ck

SUBDIVISION REPORT

S/D NO. 79-70 Name Pebble Greens
 Date Application Rec'd. 6-4-79 Preliminary Approval 6-14-79
 Scheduled S/D Meeting 8-9-79

DESCRIPTION

General Location North of 21st Street North and west of Webb Road

Owner Comotara Development Company
 Surveyor/Engineer Ván Doren, Hazard, Stallings
 Address 260 N. Rock Road Phone 686-7303

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>154</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64'</u> R/W <u>6000</u> ft. |
| Residential <u>112</u> | b. <u>58'</u> R/W <u>2060</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>112</u> | TOTAL <u>8060</u> ft. |
| 3. Minimum Lot Frontage <u>60' @ setback</u> | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>9000 square</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA with CUP (DP-96)</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N A</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's detailed drainage plan.
- B. The final plat tracing shall show block designations.
- C. The applicant shall guarantee all drainage improvements required by the plat.
- D. The applicant shall guarantee the installation of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the installation of City water to serve each lot.
- F. The applicant shall submit paving guarantees for all interior streets.
- G. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- H. A master homeowners' association for the entire section of land shall be formed as well as individual homeowners' associations for the block surrounding Reserve B and for the block just west of Webb Road which has been approved for town-house development. These association agreements shall provide for the maintenance of the common open spaces, private driveways, etc.
- I. In accordance with the C.U.P., guarantees for golf cart/public street ramps or roll back curbs shall be required at the time of platting. The guarantees shall include the cost of signing these crossings.

- J. The large area adjacent to Webb Road which is designated as "Reserve E" should be platted as a lot.
- K. Pebble Green Circle shall be relabeled as Pebble Green Court.
- L. The setback lines shown on the final plat shall be labeled OR they may be deleted from the plat altogether since they are specified on the C.U.P.
- M. The complete access control to Webb Road which is mentioned in the plattor's text shall be added to the face of the plat.
- N. The applicant shall be prepared to discuss and clarify the proposed uses of the reserves, particularly reserves "E" and "F".
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF Public Works Department -
Engineering Division

DATE June 27, 1980

TO John Wynkoop, Director of Water Department

FROM Dean Sellers, Acting City Engineer

SUBJECT Echo Hills, Pebble Creek, and
Riverside 4th Status Report

ECHO HILLS

Professional Consulting Engineers is doing the engineering work in connection with the street improvements in this addition. Paving contracts should be ready for bid by the middle of July.

Contracts have been awarded for sanitary and storm sewers to serve this addition. Specific information on each is as follows:

Sanitary Sewers

1. Lateral 151, Southwest Interceptor was awarded to Clearwater Excavating. Work on the project began 6-9-80 and it is now approximately 50 percent complete.
2. Lateral 1, Main 12, Southwest Interceptor was awarded to Clearwater Excavating. Work on the project began 6-6-80 and it is now approximately 5 percent complete.

Storm Sewers

1. Storm Water Drain 42 was awarded to W. B. Carter Construction. Work on the project began 6-13-80 and it is now approximately 25 percent complete.
2. Storm Water Sewer 173 was awarded to Mid-States Construction. Work on the project must await completion of the two sanitary sewer projects.

✓ PEBBLE CREEK

This addition is in the process of being replatted and re-titled as Bluestem Village. Once replatting is complete, Van Doren, Hazard & Stallings has the contract for providing engineering services in connection with the improvements in the addition.

RIVERSIDE 4TH

This addition is still in the platting process.

It is hoped this information is helpful. If you should have any further questions, please don't hesitate to contact this office.

Dean Sellers

Dean Sellers, Acting City Engineer

DS:AK:gf

Bluestem Lat. Crossings - PETITION Estimate.

Line #	LF	MHs
1	1222	5
2	258	1
3	299	1
4	129	1
5	525	1
6	350'	2

TOTAL LF 8" VCP, ABS or PVC = 2783' @ 25.00 = 69575
 TOTAL MHs TYPE "A" = 10 @ 3000. ea. = 30000
 TYPE "B" = 2 @ 3500. ea = 7000.
 Encasement 80 LF @ \$20.00/LF = 1600.
 # 108175.

\$ 108175. + \$ 32452. = \$ 140627.

use \$ 140625.00 for petition.

STATUTORY WARRANTY DEED

GRANTOR

WICHITA DEVELOPMENT COMPANY, A DELAWARE CORPORATION,

STATE OF KANSAS
 SEDGWICK COUNTY
 FILED FOR RECORD AT
 4.3.0.0.17
 JAN 9 1980
 NO. 4 71279
 BETTE F. McCART
 REGISTER OF DEEDS
Pat Kettles
Deputy

CONVEYS AND WARRANTS TO

PEBBLE CREEK COMPANY, a partnership

the following described premises situated in Sedgwick

County, Kansas, to-wit:

"EXHIBIT A ATTACHED"

for the sum of One Dollar and other valuable considerations (\$1.00) -----Dollars

Subject to: Easements and restrictions of record.

Dated this 9th day of January 19 80

WICHITA DEVELOPMENT COMPANY

By: *[Signature]*
Wayne J. Stemmer, Vice President

Approved As to Form:
 GORE HOWELL & BOGLE P.A.
 By: *[Signature]*
 Attorneys for Wichita Development

New York New York
STATE OF KANSAS, SEDGWICK COUNTY, ss:

The foregoing instrument was acknowledged before me this 9th day of January

A.D., 19 80 by, Wayne J. Stemmer, Vice President of Wichita Development Company, on behalf of the corporation.

My appointment expires:
 STEPHEN A. JOSE
 Notary Public, State of New York
 1981

[Signature]
 Notary Public

TAX: P.O. Box 4048, WICHITA 67204

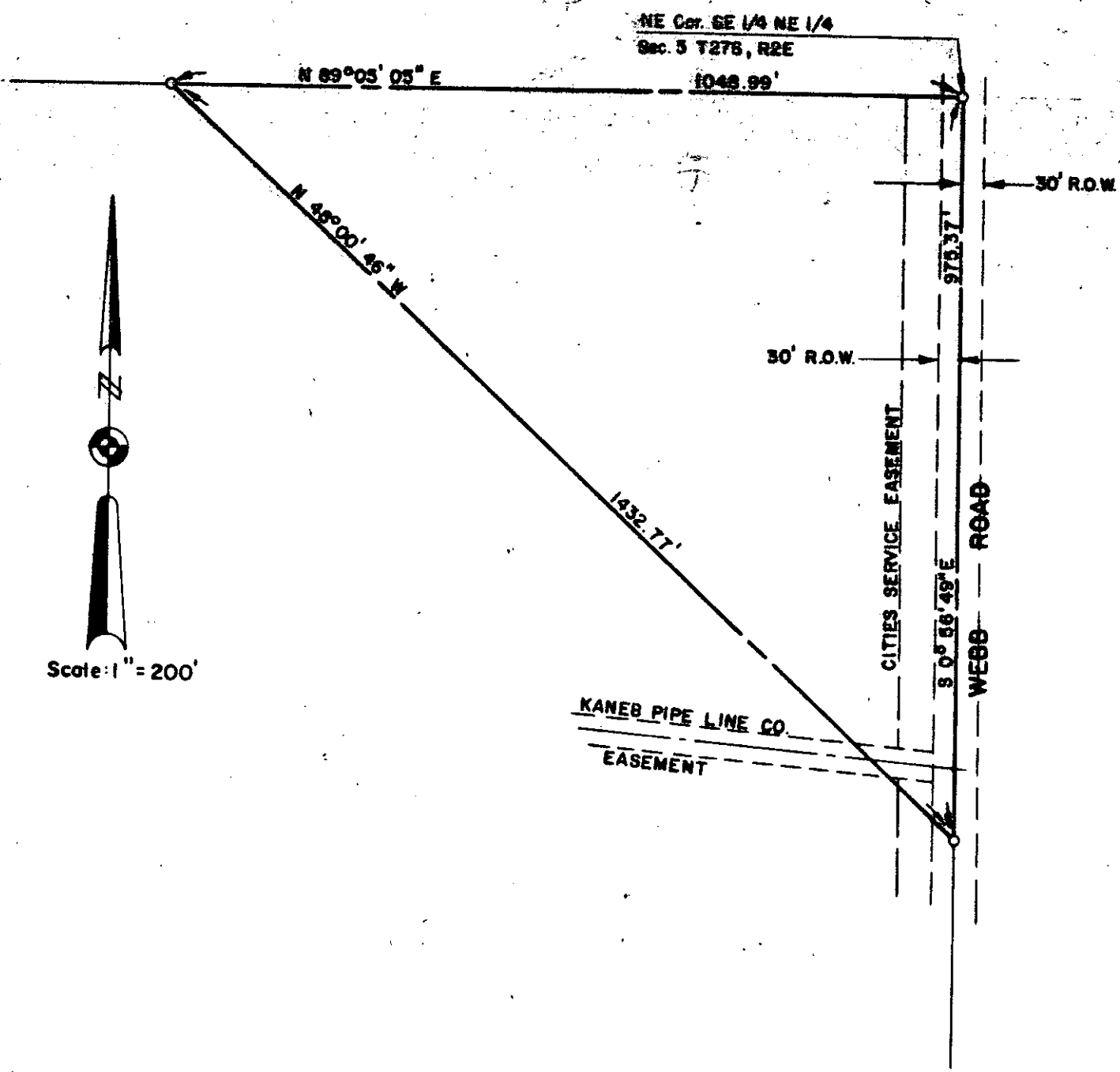
SEC
6-00

All of Section 5, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, except the following described parcels:

FILM 403 PAGE 460

- ✓ Central Christian Addition to Wichita, Sedgwick County, Kansas;
- ✓ Central Christian Second Addition to Wichita, Sedgwick County, Kansas;
- ✓ The Northeast Quarter of the Northeast Quarter, said Section 5, also known as Government Lot 1;
 - ✓ Beginning at the Southwest corner, Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence Northerly along the West line of said Section 5 bearing North $1^{\circ}01'02''$ West, 794.89 feet; thence North $88^{\circ}55'01''$ East, 450.00 feet; thence North $43^{\circ}58'58''$ East, 150.00 feet; thence South $46^{\circ}01'02''$ East, 495.00 feet; thence South $43^{\circ}58'58''$ West, 150.00 feet; thence South $1^{\circ}01'02''$ East, 11.61 feet; thence North $88^{\circ}58'58''$ East, 21.72 feet; thence South $66^{\circ}32'50''$ East, 33.00 feet; thence along a curve to the left having a central angle of $24^{\circ}28'12''$, a radius of 209.00 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South $11^{\circ}13'04''$ West; thence South $1^{\circ}01'02''$ East, 334.83 feet to the South line of said Section 5; thence Westerly along said South line bearing South $89^{\circ}06'26''$ West, 833.00 feet to the point of beginning.
 - ✓ Beginning at the Southeast corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence Northerly along the East line of said Section 5 bearing North $0^{\circ}47'16''$ West, 640.00 feet; thence South $89^{\circ}10'54''$ West, 515.00 feet; thence South $0^{\circ}47'16''$ East, 640.00 feet to a point on the South line of said Section 5; thence Easterly along said South line bearing North $89^{\circ}10'54''$ East, 515.00 feet to the point of beginning.
 - ✓ That part of the Northwest Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., also known as Government Lot 2, described as follows: Beginning at a point on the North line of said Section 5, Township 27 South, Range 2 East of the 6th P.M. 141.77 feet East of the North Quarter corner of said Section 5; thence Easterly along the North line of said Section 5 bearing North $89^{\circ}06'39''$ East, 1186.22 feet to the Northeast corner of said Lot 2; thence Southerly along the East line of said Lot 2 bearing South $0^{\circ}54'07''$ East, 1101.63 feet; thence North $48^{\circ}00'46''$ West, 1619.03 feet to the point of beginning.
 - ✓ That part of the Southeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 5; thence Southerly along the East line of said Section 5 bearing South $0^{\circ}56'49''$ East, 975.37 feet; thence North $48^{\circ}00'46''$ West, 1432.77 feet to a point on the North line of said Southeast Quarter of said Northeast Quarter; thence Easterly along said North line bearing North $89^{\circ}05'05''$ East, 1048.99 feet to the point of beginning.

"EXHIBIT A"



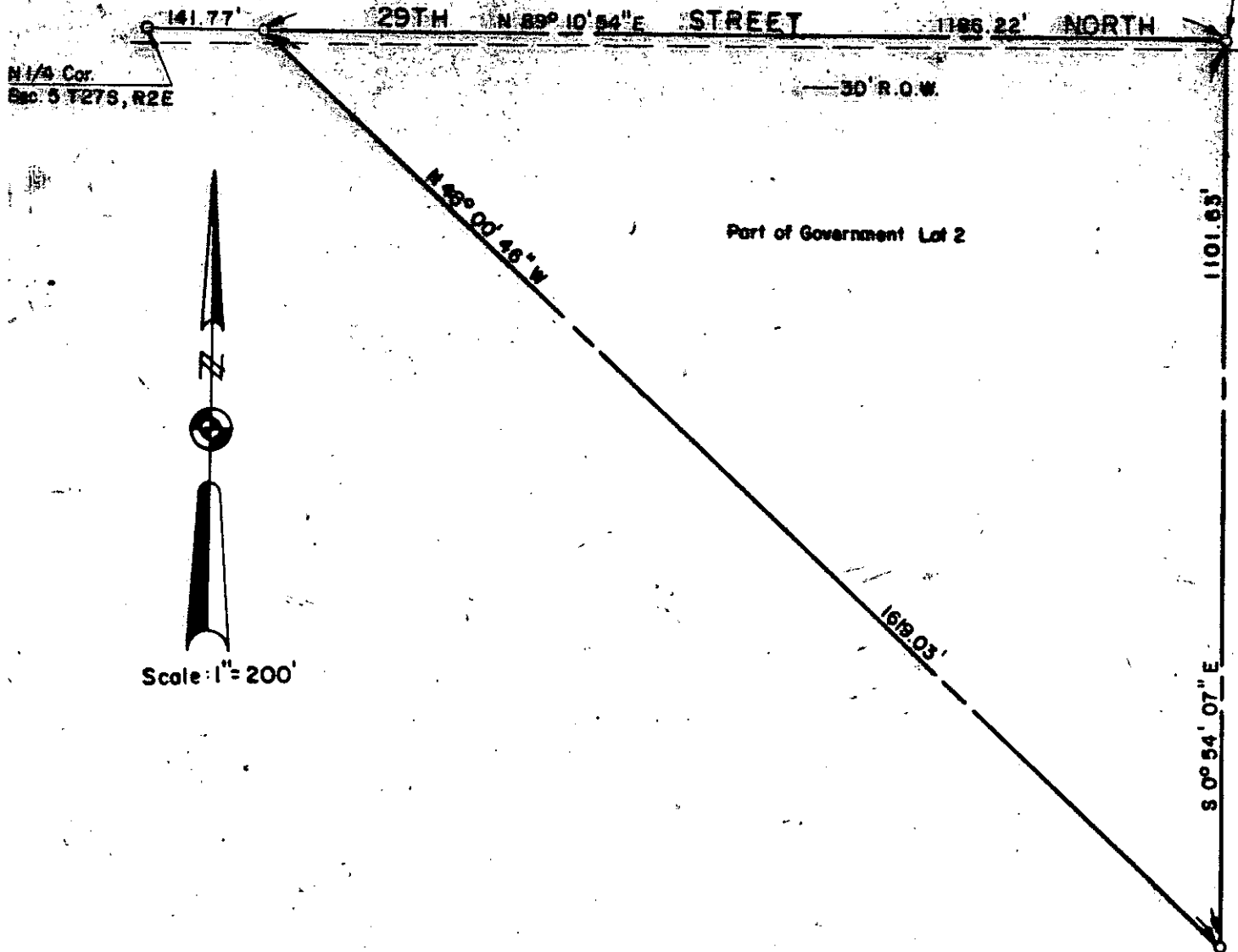
PARCEL NO. 20

Description: That part of the southeast quarter of the northeast quarter of Section 5, T 27 S, R 2 E of the 6th P.M., described as follows:

Beginning at the northeast corner of the southeast quarter of the northeast quarter of said Section 5; thence southerly along the east line of said Section 5 bearing S 0° 54' 49" E, 975.37 feet; thence N 48° 00' 46" W, 1432.77 feet to a point on the north line of said southeast quarter of said northeast quarter; thence easterly along said north line bearing N 89° 05' 05" E, 1048.99 feet to the point of beginning.

Contains 11.7 acres, more or less.

NE Cor. NW 1/4 NE 1/4
Sec. 5 T27S, R2E



PARCEL NO. 19

Description: That part of the northwest quarter of the northeast quarter of Section 5, T 27 S, R 2 E of the 6th P.M. also known as Government Lot 2, described as follows:

Beginning at a point on the north line of Section 5, T 27 S, R 2 E of the 6th P.M. 141.77 feet east of the north quarter corner of said Section 5; thence easterly along the north line of said Section 5 bearing N 89° 06' 39" E, 1186.22 feet to the northeast corner of said Lot 2; thence southerly along the east line of said Lot 2 bearing S 0° 54' 07" E, 1101.63 feet; thence N 48° 00' 46" W, 1619.03 feet to the point of beginning.

Contains 15.0 acres, more or less.