

WICHITA, SEDGWICK COUNTY

DATE  
October 20, 1981

**METROPOLITAN AREA PLANNING DEPARTMENT**

Robert B. Feldner, Superintendent of Central Inspection  
Paul Graves, Chief Engineer  
TO ✓ Mike Lindebak, Program Development Engineer  
FROM Arthur D. Chambers, Senior Planner  
SUBJECT DP-119 - Northfork Residential C.U.P. Generally located  
on the north side of 37th Street North, in an area east  
of Woodlawn.

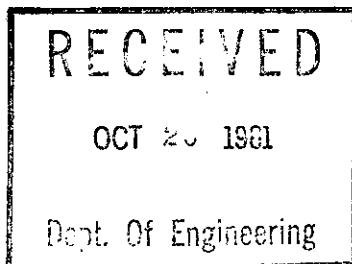
We have received a proposed residential C.U.P. at the above referenced location. The area has recently been annexed into the City. The C.U.P. proposes to develop 594 dwelling units on 98.79 acres. Proposed housing types include single family, duplexes, townhouses and garden apartments. We would appreciate receiving any comments you might have regarding sewer capacity, access, streets, etc., by Tuesday, October 27, 1981.

If you have any question, please call.

*Collector Street to be classified high density.*

*ADC*  
*Arthur D. Chambers*  
Arthur D. Chambers  
Senior Planner

ADC:el



GENERAL PROVISIONS  
NORTHFORK C.U.P.

1. This project is proposed to contain 98.79 gross acres, or 81.59 net acres. Net acres are determined by subtracting public street R.O.W.'s from gross acres.

The area is used as follows:	Total Acres (Gross)	98.79 acres
	Public Street R.O.W.	17.20 acres
	Net Acres	81.59 acres

2. The proposed development, as illustrated, is to contain the following types of housing.

122	Single Family Units
0	Zero Lot Line Units
92	2-Plex Units
0	4-Plex Units
212	Townhouse Units
<u>168</u>	Garden Apartment Units
594	Total Dwelling Units

NOTE: Optional building types as described under specific parcel information below will change this count but will not exceed the maximum overall net density requested under paragraph 3 below. The maximum number of dwelling units permitted is 594.

3. Density Calculations: If the parcels are developed with the number and type of units illustrated, the overall density of the site would be 7.28 DU/net acre which would represent the maximum density of the site.

4. Setbacks are to be determined at time of platting depending on land use or generally the minimum setbacks shall be as listed on page 4.

Provision for less R.O.W. per street standard is granted on special cases providing the design and special circumstances are approved by the Directors of Planning and Engineering.

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 provision of Section 28.04.139 of the City of Wichita.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of open space, parking areas, private streets or drives, signs, logos, buffer areas, drainage channels, swales, etc. Two or more of the homeowners association may join together to form a master homeowners association(s).

Failure of the homeowners association(s) to properly maintain the open space, parking areas, private streets or drives, signs, logos, buffer areas, drainage channels, swales, etc., 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 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 8 represents the general open space and shall be operated and maintained by a homeowners association of all home owners from parcel 2 and parcel 3. The general open space represents 11.49 acres or 11.6% of the total site.
9. Minimum lot sizes for single family detached units shall be 6000 sq. ft. except for zero lot line detached which shall be 4500 sq. ft. minimum lot sizes; for duplex (single family attached) shall be 6000 sq. ft.
10. The proposed drainage facilities, lakes, detention facilities, draingage ways, swales, etc., 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.
11. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
12. Should an alternate land use, permitted under parcel description below be developed instead of the parcel plan as illustrated, a layout plan shall be submitted for approval to the Director of Planning prior to issuance of a building permit or at the time of platting whichever is appropriate.
13. 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 ft. All fire lanes shall be surfaced with asphalt, compacted gravel or other all weather surfaces.
14. Parking Ratio: In accordance with Zoning Ordinance Section 28.04.140, the offstreet parking ratios shall be as follows:

Duplexes, 4-Plexes, Townhouses	2.0/DU
Garden Apartments	2.0/DU
Zero Lot Line (includes 2 spaces inside garage)	4.0/DU
Single Family Detached 58'	4.0/DU
Street R-O-W	4.0/DU
All Other Street R-O-W	2.0/DU

15. 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 below:
  - A. Convert the gross acreage of parcel to square feet.
  - B. Determine percent of each land use within the mix.
  - C. Convert those percentage figures into sq. ft. 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	Size 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
4-Plex	5,445 s.f.	8
Townhouse	3,630 s.f.	12
Garden Apartments	2,904 s.f.	15

EXAMPLE:

A. Land Area - 5.9 acres  
X 43,560 s.f./acre  
257,004 s.f. in parcel

Assuming the following criteria:

- B. 40% 4-Plex  
20% Townhouse  
40% Garden Apartment

C. 257,004 X percentage (40, 20, & 40) = 102,802 s.f. for 4-Plex  
51,400 s.f. for Townhouse  
102,802 s.f. for Garden Apartment

D. 102,802 s.f.  
5,445 s.f./ DU = 19 4-Plex Units

51,400 s.f.  
3,630 s.f./DU = 14 Townhouse Units

102,802 s.f.  
2,904 s.f./DU = 35 Garden Apartment Units

68 total units permitted using this mix or 11.0 DU/acre

16. On any parcel after 25% of that parcel has been developed and sold creating multiple ownerships, an amendment to the C.U.P. will be required to change land use even though that land use was permitted under the original C.U.P. Multi-land uses/parcel are permitted however, without an amendment to the C.U.P. providing that those uses are identified and approved by city staff before any change in ownership has occurred.
17. Specific Parcel Information: Proposed Use illustrated on plan is enclosed in a box on use description on the following attached sheet (page 5).

FRONT YARD

LAND USE	Dim. from R.O.W. Line 50' R.O.W. 21' B.B.	54' R.O.W. 29' B.B.	R.O.W. Line 58' R.O.W. 29' B.B.	64'-70' R.O.W. 35'-41' B.B.	Private Street from CL	Cul-de-sac @ Bulb (R.O.W.) 58'	Corner Lot	REAR	SIDE YARD
Single Family	20'	20'	20'	25'	35'	10'	15'	20'	6'
Zero Lot Line	20'	20'	20'	25'	35'	10'	15'	10'	0' & 12'
2-Plex	20'	20'	20'	25'	35'	10'	15'	10'	6'
4-Plex	20'	20'	20'	25'	35'	10'	15'	10'	6'
Townhouse	20'	20'	20'	25'	42'	10'	20'	10'	10'
Garden Apt.									

Front, rear & side yard setbacks from arterial streets shall not be less than 30'

SPECIFIC PARCEL INFORMATION  
NORTHFORK C.U.P.

PARCEL #	S.F.	Proposed uses & max. dwelling units/parcel				LAND AREA (ACRES)		S.F.	ZERO LOT LINE				MAX. HEIGHT	MAX. BLDG. COVERAGE		
		2-PLEX	4-PLEX	T.H.	G.A.	GROSS	NET		2-PLEX	4-PLEX	T.H.	G.A.				
1			48	71	88	5.9	5.9	4			8	12	15	40'	30%	
2	66					19.9	16.7	4						35'	30%	
3	56					16.8	14.0	4	5					35'	30%	
4	23	29	34			6.3	5.9	4	5	6				35'	30%	
5		88	106	140	212	17.7	17.7		5	6	8	12		35'	30%	
6	38	48	58			10.9	9.7	4	5	6				35'	30%	
7				40	60	5.0	5.0				8	12	16	40'	30%	
8		OPEN SPACE				11.49	11.49									
		SUB-TOTAL				93.99	86.39									
		*COLLECTOR STREET				4.8	4.8									
		TOTAL				98.79	81.59									

Total number of dwelling units illustrated - 594  
 Illustrated density - 7.28 DU/net acre  
 Maximum number of dwelling units permitted - 594  
 Maximum density - 7.28 DU/net acre

\*Added to gross sub-total; subtracted from net sub-total.