

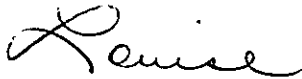
WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 29, 1985

TO: Mike Lindebak, City Engineer
FROM: Louise Olivarez, Senior Planner
SUBJECT: Tallgrass East Residential C.U.P.

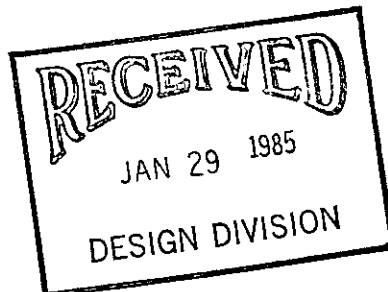
Attached is a proposed 200+ acre residential C.U.P. located east of Webb Road and north of 21st Street. It is our understanding that annexation has been requested but that the issue of sanitary sewer service must be resolved first. This C.U.P. will not be scheduled for MAPC review until after the property has been annexed but it has been submitted for preliminary review by staff.

Any comments you may have regarding this proposed development plan would be appreciated.



Louise Olivarez
Senior Planner

Attachments
LO:blw



WICHITA--SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: April 25, 1989

TO: *J. Kelly* Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Robert L. Young, Principal Planner *R.L.Y.*

SUBJECT: Tallgrass East Residential C.U.P., Amendment No. 1,
(DP-163) located on the east side of Webb Road in an
area north of 21st Street North.

Attached for your review and comments is a copy of the proposed amendment to an existing development plan for the above-referenced property. The applicant proposed to reconfigure the shape of Parcels No. 1 and 2 along the northern portion of the C.U.P. into one parcel for residential purposes. The applicant also proposes to add "church, retirement community and nursing home with B zoning" to the use list for Parcel No. 1. A corresponding zone change request for "B" zoning is not being filed at this time. Part of the reconfigured Parcel No. 1 and Parcel No. 2 is being included, however, in a companion commercial C.U.P. proposal that has also been filed for concurrent scheduling. A copy of the companion C.U.P. is forwarded to you under a separate cover memo.

The proposed amendments to this residential C.U.P. will result in decreasing the net area of the C.U.P. from 162.3 acres to 157.4 acres, decreasing the maximum number of dwelling units permitted on the C.U.P. from 1164 dwelling units to 989 dwelling units and decreasing the maximum density permitted on the C.U.P. from 7.17 dwelling units per acre to 6.28 dwelling units per acre. Parcels 5 and 6 on the original C.U.P. have been reconfigured into parcels 4, 5 and 6 in the proposed amendment with a corresponding increase in the maximum number of dwelling units permitted within basically the same parcel area (59 acres) of 42 units. Access control to Webb Road and 21st Street is to remain unchanged from the original C.U.P., as are sign regulations, parking requirements, open space provisions and building set backs.

I would appreciate your comments regarding this development proposal as soon as possible so it can be scheduled for MAPC review. Thank you.

RLY:pu

**TALLGRASS II RESIDENTIAL C.U.P. AMENDMENT
GENERAL PROVISIONS
4/21/89**

1. THIS PROJECT IS PROPOSED TO CONTAIN 162.6 GROSS ACRES OR 157.4 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING COLLECTOR STREET R.O.W. FROM THE OVERALL DEVELOPMENT.
2. THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN THE FOLLOWING TYPES OF HOUSING. THE HOUSING TYPES ILLUSTRATED ARE ENCLOSED WITHIN A BOX IN THE PARCEL DESCRIPTIONS UNDER GENERAL PROVISION NUMBER 20. HOWEVER, THE ILLUSTRATED USE MAY NOT SHOW THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED.

ILLUSTRATED UNITS

369	SINGLE FAMILY UNITS
13	PATIO HOME UNITS
39	ZERO LOT LINE UNITS
38	DUPLEX UNITS
450	APARTMENT UNITS
909	TOTAL UNITS

THERE ARE OPTIONAL USES AS DESCRIBED UNDER PARCEL DESCRIPTIONS (GENERAL PROVISION NUMBER 20) WHICH MAY INCREASE THIS COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL DENSITY OF 6.28 DU/ACRE AS REQUESTED UNDER GENERAL PROVISION NUMBER 3 BELOW.

3. NET DENSITY CALCULATION: IF THE PARCELS ARE DEVELOPED AS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 5.77 DU/ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED 989, THE OVERALL DENSITY WOULD BE 6.28 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.

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
SINGLE FAMILY	20'	20'	20'	25'
ZERO LOT LINE	20'	20'	20'	25'
DUPLEX HOMES	20'	20'	20'	25'
PATIO HOMES	20'	20'	20'	25'
TOWNHOUSE	20'	20'	20'	25'
GARDEN APARTMENTS	20'	20'	20'	25'

FACE STREET ROW	PRIVATE ³ STREET	CUL-DE-SAC AT BULB		CORNER	REAR ⁴	SIDE SB GARAGE	
	FROM CL	50' (ROW)	58'	LOT	YARD	YARD	ALL
SINGLE FAMILY	32'	10'	20'	15'	20'	6'	20'
ZERO LOT LINE	32'	10'	20'	15'	20'	0' & 12' ²	20'
DUPLEX HOMES	32'	10'	20'	15'	20'	6'	20'
PATIO HOMES	32'	10'	20'	15'	20'	6'	20'
TOWNHOUSE	32'	10'	20'	15'	20'	6'	20'
GARDEN APARTMENTS	42'	10'	20'	20'	20'	10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'. FOR SPECIAL CONDITIONS ON PARCEL 1, SEE GENERAL PROVISION NUMBER 16.

¹ON STREETS HAVING A 32' ROW 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.

²SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL OTHER ELEMENTS OF THE DWELLING UNITS EXCEPT FOR THE GARAGES.

³ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 32' TO 27' PROVIDING THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 20' FROM BACK OF CURB.

⁴REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED OPEN SPACE OR RESERVE.

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 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 PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, 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 SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE AND PATIO HOME UNITS WHICH SHALL BE 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 SQ. FT. MINIMUM LOT FRONTAGES SHALL BE 60' FOR SINGLE FAMILY , 45' FOR PATIO HOME AND ZERO LOT LINE UNITS AND 80' FOR DUPLEXES; MEASURED AT THE SETBACK LINE.**
- 9. ANY PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE 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. THE OWNERSHIP AND MAINTENANCE OF SAID FACILITIES SHALL BE DETERMINED AT THE TIME OF PLATTING.**
- 10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS AS WELL AS ACCESS CONTROLS WILL BE RESOLVED AT THE TIME OF PLATTING.**
- 11. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 20), 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. 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 PIPELINES SHALL BE WITHOUT COST TO THE CITY OF WICHITA.**
- 13. ANY CROSSING OF THE 75' KG&E EASEMENT SHALL REQUIRE APPROVAL OF THE UTILITY COMPANY.**
- 14. 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'.**
- 15. OFF-STREET PARKING: APARTMENT USES SHALL PROVIDE FOR 1.5 SPACES PER DWELLING UNIT WHILE ALL OTHER USES SHALL PROVIDE 2.0 SPACES PER DWELLING UNIT. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. IF THE**

STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.

- 16. SPECIAL CONDITIONS FOR PARCEL 1 WITH TOWNHOUSE AND APARTMENT USES ONLY.**
 - A. FRONT, REAR AND SIDE YARD SETBACKS ILLUSTRATED ON CHART IN GENERAL PROVISIONS NUMBER 4 ABOVE APPLY TO ALL ELEMENTS OF THE DWELLING UNIT AND ACCESSORY STRUCTURES EXCEPT FOR GARAGES AS HERE-BELOW PROVIDED FOR.**
 - B. SETBACK REQUIREMENTS FOR GARAGES SHALL BE AS FOLLOWS:**
 - 1. SETBACK FROM WEBB ROAD OR LAKEPOINT SHALL BE A MINIMUM OF 5'.**
 - 2. SETBACKS ON MAJOR ENTRANCES INTO EACH PARCEL SHALL BE 5' 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 GENERAL PROVISION NUMBER 4 ABOVE 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 MASONRY WALL WILL BE ALLOWED.**
 - 4. NO GARAGE WINDOW OR DOOR OPENINGS SHALL BE ALLOWED TO FACE ONTO WEBB ROAD, LAKEPOINT OR THE MAJOR ENTRIES INTO EACH PARCEL.**
 - 5. GARAGE ROOFS SHALL NOT EXCEED A 7 TO 12 PITCH ON THE MAIN SPAN FOR A MAXIMUM HEIGHT OF 15' FROM THE 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 10% OF THE**

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.**
- 17. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.**
- 18. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING, THE CONSTRUCTION OF DECELERATION LANES ADJACENT TO 21ST STREET NORTH AND WEBB ROAD WHERE DETERMINED TO BE NECESSARY.**
- 19. PARCEL NUMBER 10 IS TO BE DEVELOPED AS A COMMUNITY RECREATION CENTER FOR THE ENTIRE DEVELOPMENT. THE PROPOSED USES WOULD INCLUDE CLUBHOUSE WITH RELATED FACILITIES, SWIMMING POOLS, EXERCISE FACILITY, BATHHOUSE, OUTDOOR COURT GAMES, FIELD GAMES, PLAYGROUNDS, OUTDOOR LIGHTING FOR COURT GAMES, GAZEBOS, TEMPORARY PROJECT SALES OFFICE AND CHILD CARE CENTER SUBJECT TO B.Z.A. APPROVAL. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A SITE DEVELOPMENT PLAN FOR THE COMMUNITY RECREATION CENTER PARCEL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DIRECTOR OF PLANNING WHICH INDICATES THE LOCATION OF BUILDINGS, PARKING AND ACTIVITY AREAS, PRIVATE SIDEWALKS IN CONFORMANCE WITH APPROVED SIDEWALK PLAN, AND ALSO IDENTIFIES SETBACKS, SCREENING AND LANDSCAPING TO ADJACENT RESIDENTIAL LOTS.**
- 20. PARCEL DESCRIPTIONS**

PROPOSED USES AND MAX. DUs PERMITTED								PARCEL DENSITIES						MAX. BLDG. HT.	
PARCEL	S.F.	P.H.	Z.L.L.	D.P.	T.H.	APT.	ACRES	S.F.	P.H.	Z.L.L.	D.P.	T.H.	APT.		
*1	108	134	134	161	334	450	26.9	4	5	5	6	12.4	16.7	35'	
2	49						17.8	2.75						35'	
3	10	13	13	16			2.73	4	5	5	6			35'	
4	121	151	151				30.3	4	5	5				35'	
5	50	62	62				12.4	4	5	5				35'	
6	58	72	72	86			14.4	4	5	5	6			35'	
7	91						31.7	2.87						35'	
8	26	32	32	38			6.5	4	5	5	6			35'	
9	31	39	39	46			7.9	4	5	5	6			35'	
10	RECREATION CENTER (SEE G.P. 19)						6.8								35'
NET TOTALS							157.4								
COLLECTOR STREET ROW							5.2								
GROSS TOTALS							162.6								
ILLUS. TOTALS	369	13	39	38		450									

TOTAL UNITS ILLUSTRATED - 909
ILLUSTRATED DENSITY - 5.77 DU/ACRE
MAXIMUM UNITS PERMITTED - 989
MAXIMUM DENSITY - 6.28 DU/NET ACRE

DENOTES ILLUSTRATED LAND USE

* ADDITIONAL USES FOR PARCEL NO. 1:

CHURCH
RETIREMENT COMMUNITY
NURSING HOME WITH "B" ZONE CHANGE

TALLGRASS EAST
GENERAL PROVISIONS

1. This project is proposed to contain 215.8 gross acres, assuming that the K-96 Highway will not be constructed. If, however, the highway is constructed, parcel #7 and that portion of parcel #6 (which represents 24.0 acres) north of the proposed highway R.O.W. will be eliminated from the C.U.P. The proposed project would then contain 191.8 gross acres.

*92 there.
a time limit
on area
reserved for
K-96?*

During the review of this material if a double figure is encountered (Example - 1533/1148), the top figure represents calculations assuming K-96 is not constructed. The lower figure assumes the highway is built and the land north of the proposed highway R.O.W. is eliminated from the C.U.P.

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 - Single Family) in the parcel description, general provision #22. However, the illustrated view may not show the maximum number of dwelling units permitted.

	<u>Illus. Units W/O K-96</u>		<u>Illus. Units W/K-96</u>
373	Single Family Units	373	Single Family Units
168	2-Plex Units	24	2-Plex Units
<u>270</u>	Townhouse Units	<u>270</u>	Townhouse Units
811	Total Units Illustrated	<u>667</u>	Total Units Illustrated

Note: Optional building types as described under specific parcel information will increase this count but will not exceed the maximum overall gross density requested under general provision #3 below.

3. Gross Density Calculation: If the parcels are developed with the number permitted and type of units illustrated, the overall density of the site, including the golf course, would be 3.75/3.47 DU/acre. If the site is developed with the maximum number of dwelling units permitted (1533/1148), the overall density would be 7.10/5.98 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.
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 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 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 private streets or open drainage systems, 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.

SETBACK CHART

	MINIMUM FRONT YARD DIMENSION FROM ROW LINE				MIN. INTERIOR SIDE YARD	MINIMUM SB GARAGE FACE ALL STREET ROW
	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB		
SINGLE FAMILY	20'	20'	20'	25'	*3 6'	20'
PATIO HOMES	20'	20'	20'	25'	*3 5'	20'
ZERO LOT LINE	20'	20'	20'	25'	*3 0' & 12' ²	20'
2-PLEX	20'	20'	20'	25'	*3 6'	20'
TOWNHOUSE	20'	20'	20'	25'	*3 6'	20'
GARDEN APT.	--	--	--	25'	*3 10'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.
FOR PARCELS 1, 2, 3 & 5, SEE GENERAL PROVISION #18.

¹ON STREETS HAVING A 32' ROW 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 THE 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.

³REAR YARD SETBACKS MAY BE REDUCED TO 10' WHEN ADJACENT TO A PLATTED OPEN SPACE, RESERVE OR GOLF COURSE.

8. Parcel 8 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 part or all of parcel #8. The general open space/golf course development including the related recreational facilities represents 74.6 acres or 34% of the total site.
9. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes shall be 8,000 sq. ft.
10. The proposed drainage facilities, lakes, detention facilities, drainage ways, swales, etc. in parcel #8 shall be owned and maintained by the golf course and/or 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.
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 descriptions below (general provision #22), 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.
13. 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.
14. Any crossing of the 50' KG&E easement shall require approval of the utility company.
15. 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'.
16. Off-street parking: 1.5 spaces/dwelling unit for apartments; 2 spaces/dwelling unit for all other uses unless an on-street parking restriction requires 4 spaces/dwelling unit. If the street is designed with parking restrictions, a restrictive covenant requiring 4 spaces/dwelling unit will be submitted at the time of platting.

Note: Half of the required parking may occur in front of the setback line.
17. 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 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.

18. Special Conditions for parcels 1, 3 & 4 only. (Townhouses & Apt. Uses Only)

- A. Front, rear and side yard setbacks illustrated on chart in general provision #4 above apply to only habitable space or actual dwelling units.
- B. Setback requirements for garages shall be as follows:
 1. Setback from Webb Road and 21st Street North shall be 5'.
 2. Setbacks on major entrances into each parcel shall be 5' 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 masonry wall will be allowed.
 4. No window or door openings shall be allowed to face onto Webb Road or 21st Street North or the major entries into each parcel.
 5. Garage roofs shall not exceed a 7 to 12 pitch on the main span for a maximum height of 15' from the 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 10% of the 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.

19. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
20. The applicant shall guarantee at the time of platting, the construction of deceleration lanes adjacent to 21st Street North and Webb Road.
21. In addition to the residential uses permitted on parcel #1 (general provision #22) it is the intent of this document to also provide for office uses to be constructed on this parcel providing the following conditions are met:
 1. The parcel would be rezoned to BB.
 2. The parcel thereby removed from this C.U.P. would not require an amendment to the C.U.P. or a public hearing for this removal.
 3. The parcel, once removed and rezoned, will then be required to meet the appropriate city codes and ordinances governing office uses.

PARCEL	PROPOSED USES AND MAX. DWELLING UNITS/PARCEL				GROSS ACRES	PARCEL DENSITIES				MAX. BLDG. HT.				
	S.F.	Z.L.L.	P.H.	D.P.		T.H.	APT.	S.F.	Z.L.L.		P.H.	D.P.	T.H.	APT.
1*			96	115	19.3					5	6	14	20	35'
2	150	188	188	225	37.6					4	5			35'
3	62	78	78	93	15.6					4	5	12.4		35'
4	63	79	79	95	15.9					4	5	12.4		35'
5	98	123	123		24.7					4	5			35'
6	43/16	54/20	54/20	65/24	10.9/4.1					4	5	6		35'
7	68/0	86/0	86/0	103/0	17.2/0					4	5	6	20	55'
8	GOLF COURSE				74.6									
ILLUS. TOTALS	373			168/24	215.8/ 191.8							270		

TOTAL UNITS ILLUSTRATED - 811/667
 ILLUSTRATED DENSITY - 3.75/3.47
 MAXIMUM UNITS PERMITTED - 1533/1148
 MAXIMUM DENSITY - 7.10/5.98

*SEE GENERAL PROVISION #21.

**IN THE EVENT THAT THE PROPOSED K-96 HIGHWAY IS CONSTRUCTED, PARCEL #7 AND THAT PORTION OF PARCEL #6 NORTH OF THE PROPOSED K-96 ROW WILL BE ELIMINATED FROM THE C.U.P.

IF A DOUBLE FIGURE IS ENCOUNTERED (EXAMPLE - 789/690) THE TOP FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS NOT CONSTRUCTED. THE LOWER FIGURE REPRESENTS CALCULATIONS ASSUMING THE K-96 HIGHWAY IS CONSTRUCTED.

FIGURES ENCLOSED WITHIN A BOX REPRESENT THE LAND USES ILLUSTRATED.