

DP-96 - PEBBLE CREEK COUNTRY CLUB
C.U.P. - at the northeast corner
of 21st St. North and Rock Road.

*POSTED
2-14-79*

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved under the Conditions</i>	<i>5-24-79</i> 3-15-79
B.C.C./B.C.C.T. <i>Approved & Recommended + Additional conditions</i>	<i>6-15-79</i>

Map No. 6050
Sec. 5
Twp. 27S
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DP 96
Z-
Filed 2-13-79
(Assoc. S/D 79-16)

APPLICATION REQUEST: Approval of proposed planned development. on property zoned AA & LC SECTION FIVE-APPLEWOOD CUP

1. Applicant Wichita Development Company
Address 2225 Hathway Circle, Wichita 67226 Phone 686-7451
2. Agent Bill G. Yung Design
Address 1355 N. Waco, Wichita 67203 Phone 264-0676
3. General Location Northeast corner of 21st St. North and Rock Road
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 501.6 (_____ ft. by _____ ft.)
2. Existing Zoning AA & LC Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 3-15-79 5-24-79 Action Approved only to consider

2. Governing Body

Date 6-19-79 Action Approved as recommended & additional
changes

Map No. 6050
Sec. 5
Twp. 27S
Range 2E

DATA SHEET

DP- 96
Filed 2-13-79

APPLICATION DATA:

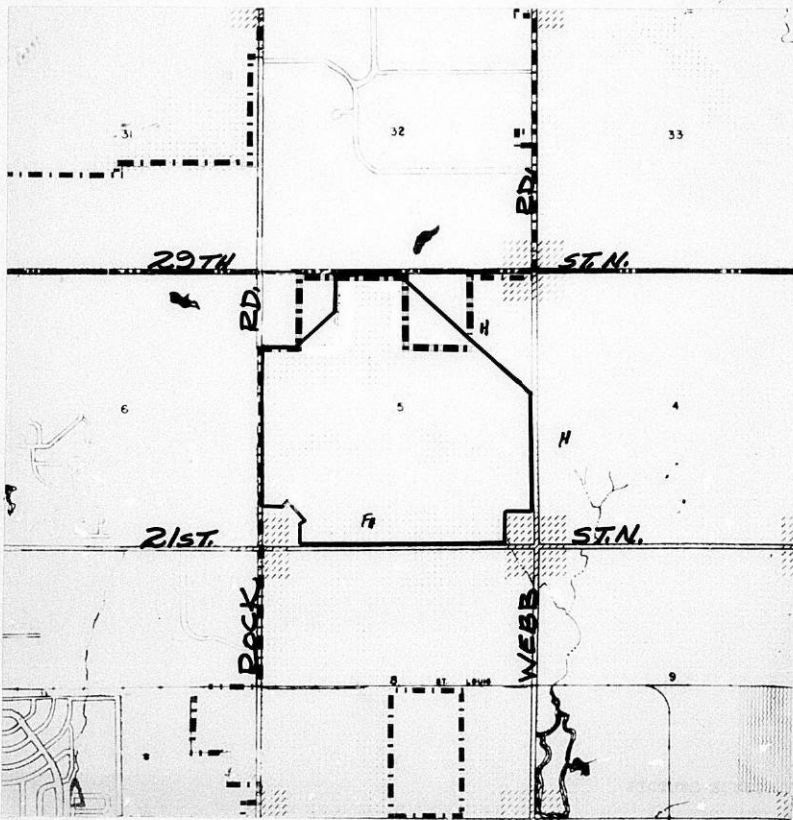
1. Applicant: Wichita Development Company
Address 2225 Hathway Circle, Wichita 67226 Phone 686-7451
2. Agent: Bill G. Yung Design
Address 1355 N. Waco, Wichita 67203 Phone 264-0676
3. General Location: Northeast corner of 21st St. North and Rock Road.
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 501.6 (2610 ft. by 2610 ft.) *(IRREGULAR)*
2. Existing Zoning: _____
3. Land Use: East SINGLE FAM South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time DP-96



December 11, 1979

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DP-96 - Pebble Creek Country Club Residential C.U.P.-
at the northeast corner of 21st St. North and Rock Road.

The Board of City Commissioners on June 19, 1979, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
- e. The word "unimproved" shall be removed from the labeling of the emergency fire lane easement as depicted on the plan.
- f. The emergency fire lane proposed to connect into the 30 foot private drive at the north end of Parcel #12 shall be amended to reflect such as a continuation of the private drive system.

Page Two
Robert B. Feldner
December 11, 1979

g. Correct parcel descriptions for Parcels 3, 7, 10 and 12 to reflect two (2.0) off-street parking spaces per dwelling unit.

h. Addition of a General Provision reading:

The existing shelter belt on the north side of 21st Street and adjacent to Hole 16 shall be expanded west to the half section line and shall be maintained in good condition.

The above requirements have been met, and attached for your information and files are two corrected, approved copies of the CUP.

If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:e1
Attachments

June 20, 1979

Bill G. Yung
1355 North Waco
Wichita, Kansas 67203

Re: DP-96 - Residential Community Unit
Plan - between 21st & 29th Streets
North, and Rock & Webb Roads, except
for the four corners of the section.

Dear Mr. Yung:

The Board of City Commission at its meeting on June 19, 1979, considered the above captioned case. The action of the City Commission was to approve the C.U.P. subject to the conditions as recommended by the Planning Commission, plus the following additional conditions:

Correct Parcels 3, 7, 10 and 12 to reflect two (2.0) off-street parking spaces per dwelling unit.

Add a General Provision to state the following:

The existing shelter belt on the north side of 21st Street and adjacent to Hole 16 shall be expanded west to the half section line and shall be maintained in good condition.

Please make these corrections and submit five (5) copies to our office at your earliest convenience.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Wichita Development Co., 2225 Hathway Circle, 67226

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR APPROVAL OF RESIDENTIAL CUP

CASE NO. DP-96

CONSIDERED BY MAPC: 5-24-79

REQUEST FOR: Approval of Residential Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: Between 21st and 29th Streets North and Rock and Webb
Roads, except for the four corners of the section.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
May 24, 1979)

APPLICANT: Wichita Development Company, 2225 Hathway Circle.

AGENT FOR APPLICANT: Bill Yung, engineer, 1355 N. Waco.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "AA" & "LC"; East and South, "R-1" & "LC";
West, "AA".LAND USE: Existing, Farmhouse & Undeveloped; North and East, Single Family
& Undeveloped; South, Undeveloped; West, Single Family, Multi-Family &
Undeveloped.CPO RECOMMENDATION: CPO Council Area "I" recommended 3-0 that this
application be approved.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown in the
excerpt from Planning Commission minutes of May 24, 1979. Bell moved,
Bayouth seconded and it carried unanimously. Greider, Hennessy, Taylor and
Jones were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Plan-
ning Commission and approve the Community Unit Plan subject to the recommended
conditions; or

2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the following
reasons for its action.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 24, 1979:

18. Case No. DP-96 - Wichita Development Company requests approval of Residential Community Unit Plan for all of Section 5, T 27 S, R 2 E of the 6th P.M. except the following parcels: Central Christian Addition to Wichita, Sedgwick County, Kansas; And also: Central Christian Second Addition to Wichita, Sedgwick County, Kansas; And also: The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; And also; Beginning at the point of intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point being approximately 50 feet easterly and 30 feet northerly of the southwest corner of said Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 12" W, 765.00 feet; thence N 88° 58' 58" E, 400.00 feet; thence N 43° 58' 58" E, 150.00 feet; thence S 46° 01' 02" E, 495.00 feet; thence S 43° 58' 58" W, 150.00 feet; thence S 1° 01' 02" E, 416.61 feet to the north right of way line of 21st Street North; thence along said right of way line bearing S 89° 06' 26" W, 750.02 feet to the point of beginning; containing 13.484 acres, more or less. And also: Beginning at the intersection of the north right of way line of Twenty-First Street North and the west right of way line of Webb Road; thence northerly along said right of way line of Webb Road bearing N 0° 47' 16" W, 600.00 feet; thence S 89° 10' 54" W, 485.00 feet; thence S 0° 47' 16" E, 600.00 feet to a point on the north right of way line of Twenty-First Street North; thence easterly along said right of way line bearing N 89° 10' 54" E, 485.00 feet to the point of beginning. Generally located between 21st and 29th Streets North and Rock and Webb Roads, except for the four corners of the section described above.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions.
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (28.14.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.

2. The applicants have submitted a thirteen parcel development plan consisting of a golf course, open space, and residential units.

The development plan proposes a 501.6 acre residential development including single family, duplexes, townhouses, garden apartments, and zero lot line housing. The maximum net residential density shall not exceed 4.16 dwelling units per net acre or a total of 1,143 total units. In addition to indicating the proposed building locations, the development plan indicates information on maximum building heights, setbacks for structures, proposed parking ratio, access controls, and interior circulation.

3. It should be noted that access to parcels five and six; and parcels ten, eleven and twelve is proposed to be by means of 30 foot private drives rather than by public streets. For security purposes, gatehouses are proposed to regulate the traffic flow on the private drives on the south end of parcel twelve and adjacent to Webb Road on the drive leading to parcels ten, eleven and twelve.
4. Should the Planning Commission determine that the proposed development is appropriate and find the four conditions listed in comment #1 have been satisfied, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of CUP approval by the Board of City Commissioners or the application be denied and closed.
 - b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
 - e. The word "unimproved" shall be removed from the labeling of the emergency fire lane easement as depicted on the plan.
 - f. The emergency fire lane proposed to connect into the 30' private drive at the north end of parcel #12 shall be amended to reflect such as a continuation of the private drive system.

GALBRAITH stated that this was a second attempt of a design that the applicant has submitted. The first attempt had a number of golf cart crossings crossing public streets, and the applicant has gone back and tried to minimize in the redesign the number of public conflicts with those type of vehicles crossing public rights-of-way. The applicant has emphasized his desire to maintain security on the private entranceway with some type of gatehouse. GALBRAITH stated that CPO Council Area "I" recommended 8-0 that the C.U.P. be approved, and that the staff supports the application.

BILL YUNG, engineer, was present to represent the applicant.

JOAN ROGERS, 2516 North 95th Street East, was not sure she was in opposition as opposed to fact finding. She said that she was not notified in time to go the CPO meeting. Her concern was if a study had been made of the traffic situation between 21st and 37th Street on Webb Road. She has also witnessed two air crashes. ROGERS asked about the exit of the proposed Circumferential route at 29th Street that would put a great deal of traffic there.

LAKIN said that he did not have the information with him on traffic volumes exiting from Webb Road, but responded that in the urbanizing areas, as sufficient development grows to place the traffic volumes high enough, then those roads began to work themselves into the City's Capital Improvement Program to be changed from two lanes to four lanes. He pointed out that the airport was to be purchased by the City of Wichita.

ROGERS asked what guarantee do they have that this will turn out the way it was planned.

COLE stated that once this is approved, it cannot be changed until a public hearing, at which time she would be again notified. The Commission cannot say that there never would be a change in land use.

BELL commented that the C.U.P. was the most restrictive control that the Commission has available to them upon developments.

ROGERS asked if the street needed to be widened, would she be assessed in the County for the City's activities.

LAKIN stated that based on the County's current policy she would not be assessed. She might be annexed in the future and if she has access directly to the street, she would be assessed, and if her land was platted so as not to have access to the street, the City's policy was not to assess.

MOTION: Having considered the factors as contained in Policy Statement No. 10, in conjunction with Community Unit Plan DP-96, and based on the recommendation of staff, I move that we recommend to the Governing Body that the application be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of CUP approval by the Board of City Commissioners or the application be denied and closed.
- b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the Plan or any portion thereof, but said Plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the Plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

- e. The word "unimproved" shall be removed from the labeling of the emergency fire lane easement as depicted on the plan.
- f. The emergency fire lane proposed to connect into the 30 foot private drive at the north end of parcel #12 shall be amended to reflect such as a continuation of the private drive system.

Bell moved, Bayouth seconded and it carried unanimously. Greider, Hennessy, Taylor and Jones were absent.

May 25, 1979

Bill G. Yung
1355 N. Waco
Wichita, Kansas 67203

Re: DP-96 Residential Community Unit
Plan - between 21st & 29th Sts. N.
& Rock & Webb Roads, except for the
four corners of the section

Dear Mr. Yung:

At its regular meeting on May 22, 1979, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Planning Commission was to recommend approval of this C.U.P. subject to the following conditions:

- a. Platting of subject property within one year from the date of CUP approval by the Board of City Commissioners or the applications be denied and closed.
- b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the Plan or any portion thereof, but said Plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the Plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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May 25, 1979
DP-96

- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- e. The word "unimproved" shall be removed from the labeling of the emergency fire lane easement as depicted on the plan.
- f. The emergency fire lane proposed to connect into the 30' private drive at the north end of parcel #12 shall be amended to reflect such as a continuation of the private drive system.

It will be necessary that you provide us with ten (10) corrected copies of the C.U.P. by June 8, 1979 for this matter to be heard by the Board of City Commissioners at their regularly scheduled meeting on June 19, 1979. Said meeting to take place in the City Commission Meeting Room, First Floor, City hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc
cc: Wichita Development Co., 2225 Hathway Circle 67226

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE May 21, 1979

TO Jack Galbraith, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-96: "Pebble Creek"

On May 15, 1979, CPO Council "I" considered the captioned plan and voted 8-0 to recommend its approval.

Council members expressed satisfaction with the low density of the proposed development, the incorporation of a golf course to provide landscaped green space, and the on-site lake system to prevent increased runoff from the subject property.

Please provide this recommendation to the Planning Commission when the case is considered on May 24.

Gail Williams

Gail Williams
CPC Administrative Aide

GW:al

Noted:

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 5-24-70

Case No. DP-06 Request: Approval of Residential Community Unit Plan

Location: Between 21st and 20th Streets North and Rock and Webb Roads, except for the four corners of the section.

Acres: 501 Size: 2610' x 2610' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Farmhouse & Undeveloped	"AA"
North	Single Family & Undeveloped	"AA" & "LC"
East	Single Family & Undeveloped	"R-1" & "LC"
South	Undeveloped	"R-1" & "LC"
West	Single Family, Multi Family & Undeveloped	"AA"

Adequate street rights-of-way to be secured at time of platting.

Platted: No. History: None.

COMMENTS:

1. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions.
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (28.14.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through regular channels.

- d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
2. The applicants have submitted a thirteen parcel development plan consisting of a golf course, open space, and residential units.

The development plan proposes a 501.6 acre residential development including single family, duplexes, townhouses, garden apartments, and zero lot line housing. The maximum net residential density shall not exceed 4.16 dwelling units per net acre or a total of 1,143 total units. In addition to indicating the proposed building locations, the development plan indicates information on maximum building heights, setbacks for structures, proposed parking ratio, access controls, and interior circulation

3. It should be noted that access to parcels five and six; and parcels ten, eleven and twelve is proposed to be by means of 30 foot private drives rather than by public streets. For security purposes, gatehouses are proposed to regulate the traffic flow on the private drives on the south end of parcel twelve and adjacent to Webb Road on the drive leading to parcels ten, eleven and twelve.
4. Should the Planning Commission determine that the proposed development is appropriate and find the four conditions listed in comment #1 have been satisfied, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of CUP approval by the Board of City Commissioners or the applications be denied and closed.
 - b. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

Page 3
Case No. DF-86
MAPC AGENDA
5-24-79

- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.
- e. The word "unimproved" shall be removed from the labeling of the emergency fire lane easement as depicted on the plan.
- f. The emergency fire lane proposed to connect into the 30' private drive at the north end of parcel #12 shall be amended to reflect such as a continuation of the private drive system.

DP-96 - 53 "Notice to Adjoining Property Owners" mailed 5-10-79 for the
MAPC Meeting for 5-24-79

1 (including map) for CPO Office

—
54 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

May 10, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 24, 1979, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED RESIDENTIAL DEVELOPMENT known as "PEBBLE CREEK", for property legally described as follows:

DP-96 - All of Section 5, T 27 S, R 2 E of the 6th P.M. except the following parcels: Central Christian Addition to Wichita, Sedgwick County, Kansas; And also: Central Christian Second Addition to Wichita, Sedgwick County, Kansas; And also: The northeast quarter of the northeast quarter, said Section 5, also known as Government Lot 1; And also; Beginning at the point of intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point being approximately 50 feet easterly and 30 feet northerly of the southwest corner of said Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 765.00 feet; thence N 88° 58' 58" E, 400.00 feet; thence N 43° 58' 58" E, 150.00 feet; thence S 46° 01' 02" E, 495.00 feet; thence S 43° 58' 58" W, 150.00 feet; thence S 1° 01' 02" E, 416.61 feet to the north right of way line of 21st Street North; thence along said right of way line bearing S 89° 06' 26" W, 750.02 feet to the point of beginning; containing 13.484 acres, more or less. And also: Beginning at the intersection of the north right of way line of Twenty-First Street North and the west right of way line of Webb Road; thence northerly along said right of way line of Webb Road bearing N 0° 47' 16" W, 600.00 feet; thence S 89° 10' 54" W, 485.00 feet; thence S 0° 47' 16" E, 600.00 feet to a point on the north right of way line of Twenty-First Street North; thence easterly along said right of way line bearing N 39° 10' 54" E, 485.00 feet to the point of beginning. Generally located between 21st and 29th Streets North and Rock and Webb Roads, except for the four corners of the section described above.

This property was approved for annexation to the City of Wichita on February 6, 1979 by action of the Board of City Commissioners and the ordinance effectuating said annexation was published on April 4, 1979.

The Development Plan of this area has been submitted as permitted under the Community Unit Plan Provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file at the Planning Department Office, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, and is available for public inspection and review.

Page 2
Case No. DP-96

The Development Plan on file proposes a 501.6 acre residential development including single family, duplexes, townhouses, garden apartments, and zero lot line housing. The maximum net residential density shall not exceed 4.16 dwelling units per net acre or a total of 1,143 total units. In addition to indicating the proposed building locations, the Development Plan indicates information on maximum building heights, setbacks for structures, proposed parking ratio, access controls, and interior circulation.

The hearing of this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

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 a 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.



ML:ck

Mike Lindebak
Mike Lindebak
Program Development Engineer

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE April 17, 1979

TO Mike Meek, Senior Planner, MAPD

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-96 - Pebble Creek Community
Unit Plan (Formerly Applewood
Section 5 CUP)

Comments on the proposed revision of subject as requested in your memo of April 9, 1979, are as follows:

1. Required fire lanes with all weather driving surfaces shall be provided prior to and during the time of construction of a building.
2. Dead-end fire lanes longer than 100 feet shall be provided with turn arounds.
3. Suitable access for fire equipment shall be provided within 150 feet of the exterior of any portion of any building or fire protection shall be provided as required by the Fire Chief.
4. Plans showing required fire access and protection shall be submitted to Central Inspection for approval prior to issuance of building permits for each building.

Robert B. Feldner
Robert B. Feldner
Superintendent of Central Inspection

RBF:mm1



WICHITA-SEDGWICK COUNTY

DATE

April 9, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

Max Greene, Flood Control and Landfill Director
Dick Linn, City Engineer

TO ✓ Paul Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection

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

*Mike
call
me
Bill*

*AINT
THIS
SOMETHING?
PDD*

RECEIVED
APR 11 1979
Engineering Division

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

TO Robert B. Feldner, Superintendent of Central Inspection

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

MM:el
We need the final report in Item 12
before review of the final Plat - We
should get a preliminary report for
review by the Preliminary Plat.
4/11/79
[Signature]



Received

APR 11 1979

April 9, 1979

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

Mike Meek, Senior Planner

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

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

Mike Meek
Senior Planner

MM:el
Attachment

February 20, 1979

Mr. Bill Yung
Bill Yung Design
1355 North Waco
Wichita, Kansas 67203

Re: DP-96 Applewood Section Five Community Unit Plan, generally located on the north side of 21st Street North in an area between Rock Road and Webb Road

Dear Mr. Yung:

We have reviewed the 501 acre residential Community Unit Plan proposed on Section Five of the Comotara property. The following comments are a result of that review as well as consultation with other City Departments regarding the plan.

We support the general concept and layout of the plan, however, there are some text changes which would clarify questions raised about the intent of certain provisions.

The Flood Control Maintenance Division of the Department of Public Works has notified us that an adequate review of the proposed plan cannot be made until a final drainage plan and relevant hydrology information has been submitted. Although general provision #12 does provide for drainage considerations at time of platting, Flood Control wanted it to be noted that final drainage determinations may necessitate some redesign at a later date but they are not able to ascertain that at this time.

One minor problem which we have noted is that of access to parcel 11. Complete access control is maintained on Webb Road, but it appears that insufficient frontage exists on the side street to provide adequate drive location. We suggest that a portion of parcel one adjacent to the side street be added to parcel 11 so as to provide additional frontage and that parcel sizes in the text be adjusted accordingly.

The Traffic Engineering Division of the Department of Public Works has noted that individuals using the golf course would be required to cross public streets at five locations on the course route. Although this does create some problems in terms of disruption of the traffic flow, we agree that there is really no way to redesign to eliminate these conflicts. However, it is suggested that such crossing points be marked and signed with either ramps or roll back curbs installed at those locations to accommodate the passage of golf carts.

Mr. Bill Yung
2-20-79
Page 2

Both the Traffic Engineering Division staff and Planning Staff feel that some sort of collector system should be indicated on the plan. Certainly, the road providing access to the golf course/clubhouse should be developed to collector standards as well as the street to the east of Independence Commons which loops around parcel 3 to connect into 22nd Street. It is our feeling that the portions of parcel 2 adjacent to the commercial CUP and garden apartment development (parcel 3) would be better suited for duplex rather than single family development and that parcel 15 is better located for single family rather than duplex. It is our suggestion that you give some consideration to making some adjustments in the proposed land uses on these parcels; however, we are merely suggesting and do not regard such as major problems or issues.

The Office of Central Inspection advises that they have had some problems securing the construction of paved streets and fire hydrant installation prior to construction of buildings which creates problems in terms of fire protection. Therefore, they have requested that wording be provided on the plan to provide priority of installation of these improvements.

It is our feeling that reference to the area encompassed by parcel seven should be deleted from the plan inasmuch as development of that site is uncertain at this time. Either separate zone change casework could be submitted or the plan could be amended to add the parcel at a later date once the developers know what is proposed for the site.

In addition to the foregoing comments the following additions/changes should be made in the plan:

- 1) Parcels one (1) and eleven (11) should be redesigned to add additional frontage for parcel eleven so as to provide adequate access from the parcel to the site street. The texts for parcels one and eleven should be amended to reflect the change in parcel size.
- 2) An additional general provision should be added as follows:
"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."
- 3) Proposed collector streets shall be indicated on the plan.
- 4) An additional general provision should be added as follows:
"Fire hydrant installation and paved access to all building site shall be provided for each phase of construction prior to the issuance of building permits."
- 5) Parcel #7 should be omitted from the plan and the other parcels renumbered to reflect such.

These are the comments which we have at this time. We have scheduled this item for consideration by the Metropolitan Area Planning Commission

Mr. Bill Yung
2-20-79
Page 3

on Thursday, March 15, 1979, and it is necessary that we receive 14 amended copies of the plan by Friday, March 2, 1979.

Should you have any questions or if you would like to meet with us and discuss this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:MM:bh
cc: Wichita Development Company, 2225 Hathway Circle, 67226

meek

THE CITY OF WICHITA
OFFICE OF ENGINEERING

DATE February 2, 1979

TO Mike Meek, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Residential CUP proposal between
Rock & Webb Roads, 21st to 29th

The drainage plan will be necessary to review any preliminary plats in the CUP. An approved drainage plan will be required prior to consideration of a final plat.

Sanitary Sewer Main 22 will be extended north through the CUP. Thirty foot easements will be required for the main sewer and any lateral sewers in the proposed golf course.

Golf course traffic will cross public streets five times as proposed. The number of street crossings should be minimized as much as possible. Crossing locations must be designed and/or signed to provide for the safety of the golf course traffic.

Mike Lindebak
Mike/Lindebak
Program Development Engineer

ML:gd



Meek

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE January 31, 1979

TO Mike Meek, Senior Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT Residential Community Unit Plan
proposed between Rock and Webb
Roads, 21st to 29th

Following are comments as requested in your memo of January 23, 1979:

1. We have no objection to golf clubhouse access through single family neighborhoods. The 1,000 foot dead-end access to the clubhouse might be objectionable for occupancies with greater density of occupants and structures, but in this case such consideration does not appear to be necessary.
2. The establishment of installation priorities for fire hydrant installation and for paved access to all sites prior to issuance of building permits would simplify enforcement of such requirements for the protection of construction projects.

Robert B. Feldner
Robert B. Feldner
Superintendent of Central Inspection

RBF:mm1



January 23, 1979

Max Greene, Flood Control Engineer
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection

Mike Meek, Senior Planner

Residential Community Unit Plan proposed
between Rock and Webb Roads, 21st to 29th.

Attached is a copy of a residential Community Unit Plan
proposed between Rock and Webb Roads, 21st to 29th. As you
may recall, this property is adjacent to the Commercial CUP,
Independence Commons, which was previously submitted for your
review.

We have noted that the access to the golf clubhouse is
entirely through single family neighborhoods and would ap-
preciate your thought on such. We would like to have comments
back by Monday, February 5, 1979, regarding drainage, traffic,
access points, etc. Thanks for your help.

Mike Meek
Senior Planner

MM:el
Attachment

K 96 200
needs to be checked
carefully. to County of CUP
to State

Dobrowal Comets
2/2/79

Perhaps Parcel
7 should
be omitted
from the
CUP

1. This project is proposed to contain 501.6 gross acres or 238.0 net acres, more or less. Net acres (238.0) are determined by subtracting Parcel 1 (golf course/open space (230.7 acres)) and Parcel 7 (32.9 acres) from gross acres (510.6).

2. The proposed development contains: (as illustrated)

375	single family units
59	zero lot line units
94	duplex units
119	townhouse units
250	garden apartment units
897	total dwelling units

These various
figures are
confusing

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 3.77 net dwelling units per acre; however, the maximum requested net density shall not exceed 5.72 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 1,362 (maximum density computed on net area).
4. Setbacks are as indicated in parcel descriptions below or as follows:

64' ROW Streets - front yard setback 25' with corner lots 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.

I am not
bothered by
20' setback

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, 3, 4, 8, 10, 11, 12, 13, 15, 16, and 17 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 230.7 acres or 46% of the total site.

*probably some
where this
are.*

Streets, drives and turnarounds in project elements being developed as zero-lot line, townhouses, garden apartments 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 12,000 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 by Van Doren, Hazard and Stallings, Consulting Civil Engineers. 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. *What about a 60' collector St*
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. 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 - 230.7 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 - 83
Gross parcel area - 36.4 acres
Net building area - 36.4 acres
Density (net building area) - 2.28 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 - 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

← Very difficult to develop single family homes across from mail route or garden quarters
What width should adjacent streets be

may be 1500 trips per day on adjacent streets

PARCEL NO. 4

Proposed uses - townhouses, garden apartments or zero lot line

Dwelling units - Townhouses - 81
Garden apartments - 204
Zero lot line - 35

Gross parcel area - 10.2 acres
Net building area - 10.2 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

*1600 trees per day
entering one driveway
Chris this week
Sue Kelly - no problem*

PARCEL NO. 5

Proposed uses - Single family detached
Dwelling units - 36

Gross parcel area - 15.7 acres
Net building area - 15.7 acres
Density (net building area) - 2.29 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. 6

Proposed uses - single family detached
Dwelling units - 25

Gross parcel area - 8.6 acres
Net building area - 8.6 acres
Density (net building area) - 2.91 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. 7 is omitted from CUP at this time since it is currently planned for Central Christian Church expansion and their plans are not complete. This parcel will be submitted as a separate document later reflecting the proposed use once finalized.

Shall we omit from the CUP?

PARCEL NO. 8

Proposed uses - zero lot line, single family attached (duplexes) or townhouses

Dwelling units - Zero lot line - 22
Duplex - 43
Townhouses - 87

Gross parcel area - 10.9 acres
Net building area - 10.9 acres
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. 9

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. 10

Proposed uses - zero lot line, single family attached (duplexes) or townhouses

Want Mr. Kail to assist in determining the necessity of 66' collector vehicle

PARCEL NO. 10 (CON'T.)

Dwelling units - Zero lot line - 37
Single family attached (duplex) - 37
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 - 38
Zero lot line - 18
Garden apartments - 96
Gross parcel area - 4.8 acres
Net building area - 4.8 acres
Density (net building area) -
Townhouses - 8.0 DU/acre
Zero lot line - 3.75 DU/acre
Garden apartments - 20.0 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

*Where is reasonable
access to this
parcel. Should
be redesigned to
cut off corner of
parcel 1.*

PARCEL NO. 12

Proposed uses - single family detached or single family attached
(duplex)
Dwelling units - single family detached - 37
single family attached (duplex) - 74

PARCEL NO. 12 (CON'T)

Gross parcel area - 18.3 acres
Net building area - 18.3 acres
Density (net building area) -
 Single family detached - 2.02 DU/acre
 Single family attached (duplex) - 4.04 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setback - 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. 13

Proposed uses - single family attached (duplex) or single
 family detached
Dwelling units - Single family attached (duplex) - 20
 Single family detached - 10
Gross parcel area - 4.8 acres
Net building area - 4.8 acres
Density (net building area) -
 Single family attached (duplex) - 4.17 DU/acre
 Single family detached - 2.08 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

PARCEL NO. 14

Proposed uses - single family detached
Dwelling units - 102
Gross parcel area - 46.4 acres
Net building area - 46.4 acres
Density (net building area) - 2.20 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

PARCEL NO. 15

Proposed uses - single family attached (duplex), single family detached and/or zero lot line
Dwelling units - Duplex - 74
 Single family detached - 37
 Zero lot line - 54
Gross parcel area - 15.5 acres
Net building area - 15.5 acres
Density (net building area) -
 Duplex - 4.77 DU/acre
 Single family detached - 2.39 DU/acre
 Zero lot line - 3.5 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

PARCEL NO. 16

Proposed uses - single family detached, single family attached (duplex), or zero lot line
Dwelling units - Single family detached - 15
 Single family attached (duplex) - 24
 Zero lot line - 21
Gross parcel area - 6.2 acres
Net building area - 6.2 acres
Density (net building area) -
 Single family detached - 2.42 DU/acre
 Single family attached (duplex) - 4.0 DU/acre
 Zero lot line - 3.5 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

PARCEL NO. 17

Proposed uses - garden apartments, townhouses, mid-rise apartments and/or tennis courts
Dwelling units - Garden apartments - 150
 Townhouses - 53
 Mid-rise apartments 214

Not necessarily appropriate for this area.

Adds to need for street to be collector. Street should terminate in Cul-de-sac
NO

PARCEL NO. 17 (CON'T)

Gross parcel area - 6.7 acres

Net building area - 6.7 acres

Density (net building area) -

Garden apartments - 22.39 DU/acre

Townhouses - 8.0 DU/acre

Mid-rise apartments - 32 DU/acre

Maximum building coverage - 30%

Maximum building height - 55 ft.

Arterial setback - 21st Street - 35'

Parking ratio - 2.0

1. This project is proposed to contain 501.6 gross acres or 238.0 net acres, more or less. Net acres (238.0) are determined by subtracting Parcel 1 (golf course/open space (230.7 acres)) and Parcel 7 (32.9 acres) from gross acres (510.6).

2. The proposed development contains: (as illustrated)

<u>375</u>	single family units
<u>59</u>	zero lot line units
<u>94</u>	duplex units
<u>119</u>	townhouse units
<u>250</u>	garden apartment units
<u>897</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 3.77 net dwelling units per acre; however, the maximum requested net density shall not exceed 5.72 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 1,362 (maximum density computed on net area).

4. Setbacks are as indicated in parcel descriptions below or as follows:

64' ROW Streets - front yard setback 25' with corner lots 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, 3, 4, 8, 10, 11, 12, 13, 15, 16, and 17 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 230.7 acres or 46% of the total site.
9. Streets, drives and turnarounds in project elements being developed as zero-lot line, townhouses, garden apartments 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 12,000 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 by Van Doren, Hazard and Stallings, Consulting Civil Engineers. 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. 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 - 230.7 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 - 83
Gross parcel area - 36.4 acres
Net building area - 36.4 acres
Density (net building area) - 2.28 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 - 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. 4

Proposed uses - townhouses, garden apartments or zero lot line
Dwelling units - Townhouses - 81
 Garden apartments - 204
 Zero lot line - 35
Gross parcel area - 10.2 acres
Net building area - 10.2 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. 5

Proposed uses - Single family detached
Dwelling units - 36
Gross parcel area - 15.7 acres
Net building area - 15.7 acres
Density (net building area) - 2.29 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. 6

Proposed uses - single family detached
Dwelling units - 25
Gross parcel area - 8.6 acres
Net building area - 8.6 acres
Density (net building area) - 2.91 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. 7 is omitted from CUP at this time since it is currently planned for Central Christian Church expansion and their plans are not complete. This parcel will be submitted as a separate document later reflecting the proposed use once finalized.

PARCEL NO. 8

Proposed uses - zero lot line, single family attached (duplexes)
or townhouses
Dwelling units - Zero lot line - 22
Duplex - 43
Townhouses - 87
Gross parcel area - 10.9 acres
Net building area - 10.9 acres
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. 9

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. 10

Proposed uses - zero lot line, single family attached (duplexes)
or townhouses

PARCEL NO. 10 (CON'T.)

Dwelling units - Zero lot line - 37
Single family attached (duplex) - 37
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 - 38
Zero lot line - 18
Garden apartments - 96
Gross parcel area - 4.8 acres
Net building area - 4.8 acres
Density (net building area) -
Townhouses - 8.0 DU/acre
Zero lot line - 3.75 DU/acre
Garden apartments - 20.0 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 detached or single family attached
(duplex)
Dwelling units - single family detached - 37
single family attached (duplex) - 74

PARCEL NO. 12 (CON'T)

Gross parcel area - 18.3 acres
Net building area - 18.3 acres
Density (net building area) -
 Single family detached - 2.02 DU/acre
 Single family attached (duplex) - 4.04 DU/acre
Maximum building coverage - 30%
Maximum building height - 35 ft.
Setback - 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. 13

Proposed uses - single family attached (duplex) or single
 family detached
Dwelling units - Single family attached (duplex) - 20
 Single family detached - 10
Gross parcel area - 4.8 acres
Net building area - 4.8 acres
Density (net building area) -
 Single family attached (duplex) - 4.17 DU/acre
 Single family detached - 2.08 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

PARCEL NO. 14

Proposed uses - single family detached
Dwelling units - 102
Gross parcel area - 46.4 acres
Net building area - 46.4 acres
Density (net building area) - 2.20 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

PARCEL NO. 15

Proposed uses - single family attached (duplex), single family detached and/or zero lot line
Dwelling units - Duplex - 74
 Single family detached - 37
 Zero lot line - 54
Gross parcel area - 15.5 acres
Net building area - 15.5 acres
Density (net building area) -
 Duplex - 4.77 DU/acre
 Single family detached - 2.39 DU/acre
 Zero lot line - 3.5 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

PARCEL NO. 16

Proposed uses - single family detached, single family attached (duplex), or zero lot line
Dwelling units - Single family detached - 15
 Single family attached (duplex) - 24
 Zero lot line - 21
Gross parcel area - 6.2 acres
Net building area - 6.2 acres
Density (net building area) -
 Single family detached - 2.42 DU/acre
 Single family attached (duplex) - 4.0 DU/acre
 Zero lot line - 3.5 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

PARCEL NO. 17

Proposed uses - garden apartments, townhouses, mid-rise apartments and/or tennis courts
Dwelling units - Garden apartments - 150
 Townhouses - 53
 Mid-rise apartments 214

PARCEL NO. 17 (CON'T)

Gross parcel area - 6.7 acres

Net building area - 6.7 acres

Density (net building area) -

Garden apartments - 22.39 DU/acre

Townhouses - 8.0 DU/acre

Mid-rise apartments - 32 DU/acre

Maximum building coverage - 30%

Maximum building height - 55 ft.

Arterial setback - 21st Street - 35'

Parking ratio - 2.0

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APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

DP-96
(Assoc 5/279-16)

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

a. Applicant Wichita Development Company

✓ Address 2225 Hathway Circle, Wichita, KS 67226 Phone 686-7451

Agent Bill G. Yung Design

✓ Address 1355 N. Waco, Wichita, KS 67203 Phone 264-0676

b. Applicant Comotara Properties Inc.

✓ Address 2225 Hathway Circle, Wichita, KS 67226 Phone 686-7451

Agent Bill G. Yung Design

D

Address 1355 N. Waco, Wichita, KS 67203 Phone 264-0676

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned LC & AA and legally described as Lot(s)

N/A, Block(s) N/A

N/A Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

(See attached sheet)

II.B There are 501.6 acres (round to nearest tenth) in the above described property.

-III. This property is located at (address) N/A.

The general location is (use appropriate section)

- a. at the NE corner of 21st Street North
and Rock Road; or
- b. on the N/A side of N/A (Ave.,
Street) between N/A (Ave., Street) and
N/A (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By *[Signature]* Authorized Agent (if any) By _____ Authorized Agent (if any)

By _____ Authorized Agent (if any) By _____ Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at _____ (AM, PM) on _____ (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$_____.

Name

Title

This application is to be used for staff review only - a more complete approval & filing fee will be submitted @ the time of formal filing.

**APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS**

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

a. Applicant Comotara Properties Inc.
Address 2225 Hathway Cir. Wichita Phone 686-7451
Agent Bill G. Young Design
Address 1355 N. Waco, Wichita, KS. Phone 264-0676

b. Applicant _____
Address _____ Phone _____

Agent _____

Address _____ Phone _____

c. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned LC5A *when annexation is complete.* and legally described as Lot(s)

_____, Block(s) _____

_____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

Generally Sec. 5 T215 R2E

II.B There are 501.6 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) UA

The general location is (use appropriate section)

- a. at the NE corner of 21st Street and
and Rock Road; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

Bill G. Young Design _____
By [Signature] Authorized Agent (if any) By _____
Authorized Agent (if any)

By _____ Authorized Agent (if any) By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
_____ (AM, PM) on _____ (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ _____.

Name

Title

FORM 25-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		\$400.00

DESCRIPTION	AMOUNT
Community Unit Plan Golf course	

NAME Bill Young

ADDRESS _____

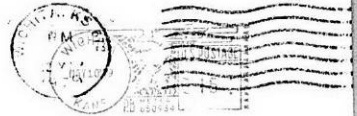
FUND 770 400 7003 DUE DATE _____

COMMENTS _____

DATE 2-12-79 BY Mike Mack

DP-96

Edie



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
423 NORTH ARMY STREET
WICHITA, KANSAS 67202

Resent

Robert P. Bieker and
Marilyn J. Bieker
8500 East Kellogg
Wichita, Ks. 67207

Mike Mack



*8500 Lakeland Circle
67207*

Important! Notice of Meeting Enclosed

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

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