

GENERAL PROVISIONS

- THIS PROJECT IS PROPOSED TO CONTAIN 86.79 GROSS ACRES, OR 17.20 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREET R.O.W.'S FROM GROSS ACRES.
THE AREA IS USED AS FOLLOWS: TOTAL ACRES (GROSS) 86.79 ACRES
PUBLIC STREET R.O.W. 11.44 ACRES
NET ACRES 87.39 ACRES
- THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN THE FOLLOWING TYPES OF HOUSING:
188 SINGLE FAMILY UNITS
0 ZERO LOT LINE UNITS
0 4-FLEX UNITS
0 TOWNHOUSE UNITS
65 GARDEN APARTMENT UNITS
253 TOTAL DWELLING UNITS
- OPTIONAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION BELOW WILL CHANGE THIS DENSITY BUT WILL NOT EXCEED THE MAXIMUM DENSITY PER ACRE PERMITTED AS REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 593.
- DENSITY CALCULATIONS: IF THE PARCELS ARE DEVELOPED WITH THE NUMBER AND TYPE OF UNITS AS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 2.90 DWELLING UNITS PER ACRE. THE MAXIMUM DENSITY OF THE SITE POSSIBLE IS 6.79 DWELLING UNITS PER ACRE.
- SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING OR BEFORE ON LAND USE OR GENERALLY THE MINIMUM SETBACK SHALL BE AS LAYED OUT ON THE PROPOSED PLAT.
- STANDARD STREET R.O.W.'S MAY BE NARROWED IN CERTAIN CASES PROVIDED THAT THE DESIGN AND SPECIAL CIRCUMSTANCES ARE APPROVED BY THE DIRECTORS OF PLANNING AND ENGINEERING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW TO ACCORDANCE WITH THE PROVISIONS OF SECTIONS 28.04, 19 OF THE CITY OF WICHITA.
- A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, SIGNS, LIGHTS, BUFFER AREAS, DRAINAGE FACILITIES, WALLS, ETC. AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF HEALTH INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMITS AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.
- PARCEL 8 REPRESENTS THE GENERAL OPEN SPACE AND SHALL BE OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION OF ALL HOME OWNERS FROM PARCELS 2 AND PARCELS 3. THE GENERAL OPEN SPACE REPRESENTS 15.64 ACRES OR 15.8% OF THE TOTAL SITE.
- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 4000 S.F. EXCEPT FOR ZERO LOT LINE DETACHED UNITS WHICH SHALL BE 4500 S.F. MINIMUM LOT SIZES FOR DUPLEX OR 4-FLEX UNITS ATTEMPTED SHALL BE 4000 SQ. FT.
- THE PROPOSED DRAINAGE FACILITIES, LAWS, DETENTION FACILITIES, DRAINAGE CANALS, BUFFER AREAS, DRAINAGE FACILITIES, WALLS, ETC. AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF HEALTH INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMITS AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING.

LAND USE	SIZE ALLOTMENT	DU/ACRE
SINGLE FAMILY	10,000 S.F.	4
ZERO LOT LINE	8,712 S.F.	5
2-FLEX	7,200 S.F.	6
4-FLEX	5,445 S.F.	8
TOWNHOUSE	3,630 S.F.	12
GARDEN APARTMENTS	2,904 S.F.	15

EXAMPLE:
A. LAND AREA = 5.9 ACRES
X 10,000 S.F./ACRE
= 59,000 S.F. IN PARCEL
ASSUMING THE FOLLOWING CRITERIA:
B. 40 4-FLEX
C. 40 GARDEN APARTMENT
D. 257,004 S.F. (257,004 / 100,000) = 2.57
E. 102,002 S.F. FOR 4-FLEX
51,400 S.F. FOR TOWNHOUSE
102,002 S.F. FOR GARDEN APARTMENT
F. 5,445 S.F./DU = 19 4-FLEX UNITS
51,400 S.F.
3,630 S.F./DU = 14 TOWNHOUSE UNITS
102,002 S.F.
2,904 S.F./DU = 35 GARDEN APARTMENT UNITS
60 TOTAL UNITS PERMITTED USING THIS MIX OR 11.0 DU/ACRE
IN ANY PARCEL AFTER 25% OF THAT PARCEL HAS BEEN DEVELOPED AND USED CREATING MULTIPLE OWNERSHIPS. AN AMENDMENT TO THE C.U.P. WILL BE REQUIRED TO CHANGE LAND USE EVEN THOUGH THAT LAND USE WAS PERMITTED UNDER THE ORIGINAL C.U.P. MULTI-LAND USES/PARCEL ARE PERMITTED HOWEVER, WITHIN AN AMENDMENT TO THE C.U.P. PROVIDING THAT THOSE USES ARE IDENTIFIED AND APPROVED BY CITY STAFF BEFORE ANY CHANGE IN OWNERSHIP HAS OCCURRED.

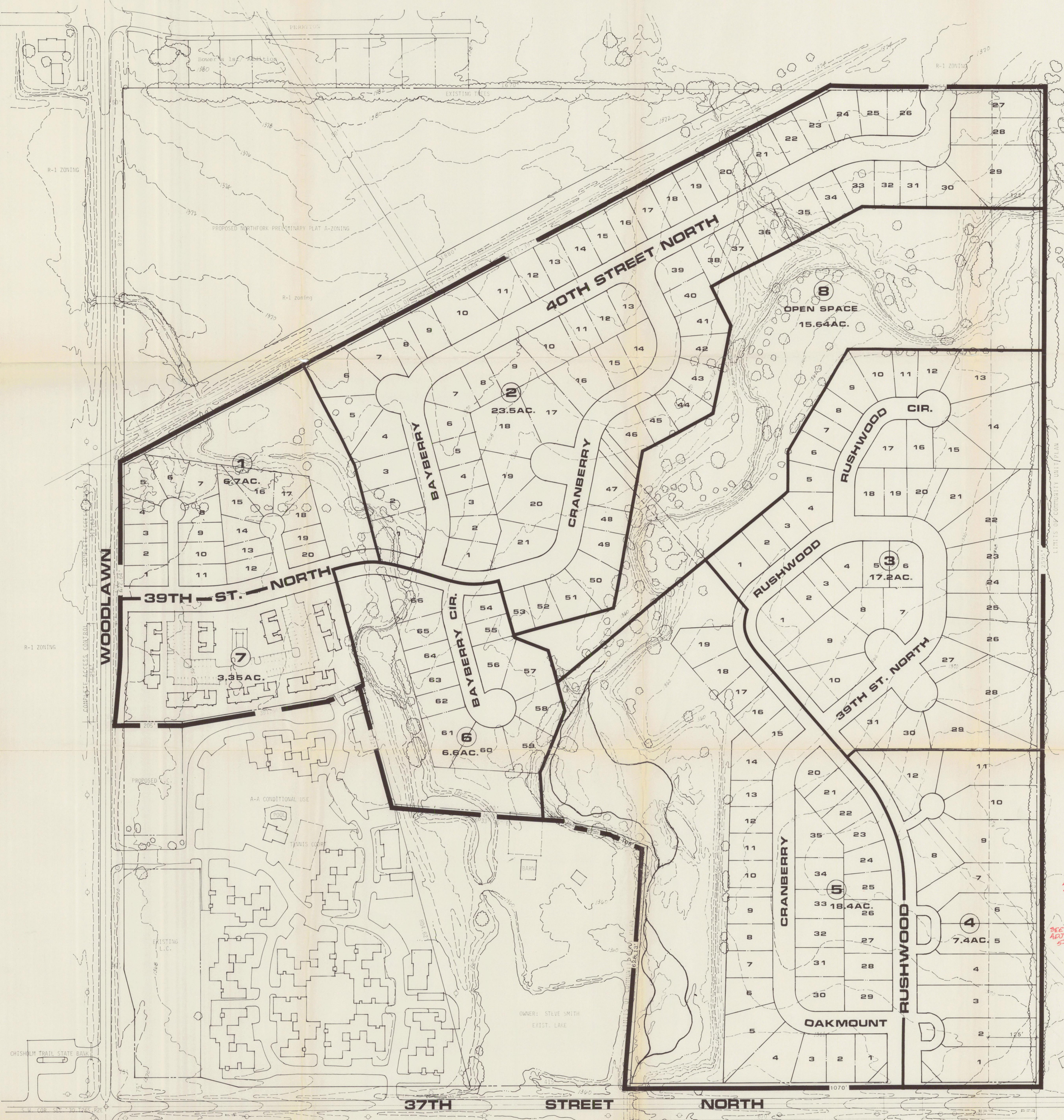
LAND USE	DIM. FROM R.O.W. LINE	DIM. FROM R.O.W. LINE	PRIVATE DRIVE	CUL-DE-SAC	CORNER LOT	REAR	SIDE YARD
SINGLE FAMILY	20' 20'	20' 25'	35'	10'	20'	18'	20'
ZERO LOT LINE	20' 20'	20' 25'	35'	10'	20'	18'	20' & 12'
2-FLEX	20' 20'	20' 25'	35'	10'	20'	15'	10'
4-FLEX	20' 20'	20' 25'	35'	10'	20'	15'	10'
TOWNHOUSE	20' 20'	20' 25'	35'	10'	20'	15'	10'
GARDEN APT.	20' 20'	20' 25'	42'	10'	20'	10'	10'

FRONT, REAR & SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 30'

PROPOSED USES & MAX. DWELLING UNITS	LAND AREA (ACRES)	AREA (SQ. FT.)	DENSITY (DU/ACRE)	MAX. DWELLING UNITS PERMITTED		
1 20' 20'	50	74	100	6.7	6.2	3.23
2 27' 71'	23.5	18.6	3.6	35	35	30
4 32' 29' 34'	17.2	14.3	2.87	5	5	30
5 35' 104' 130'	11.4	17.4	2.01	7	7	30
6 33' 27' 28'	6.6	5.4	2.40	5.19	5	30
7 34' 14'	22	34	65	3.35	2.85	4
8 OPEN SPACE	15.64	15.64				
SUB-TOTAL	87.79	87.39				
TOTAL	87.79	87.39				

TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED: 253
ILLUSTRATED DENSITY: 2.90 DWELLING UNITS PER ACRE
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 593
MAXIMUM DENSITY: 6.79 DWELLING UNITS PER ACRE

- THE ADDITIONAL RIGHT OF WAY FOR THE INTERSECTIONS OF THE RESIDENTIAL STREET AND THE ARTERIAL AND THE OVERLAP ON WOODLAWN SHALL BE DEDICATED AT THE TIME OF PLATTING.

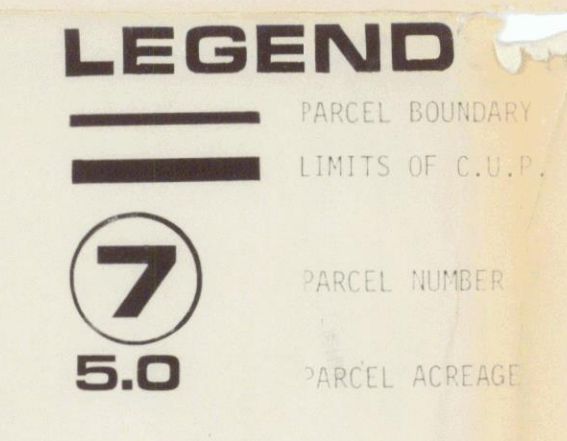


Dated 10-4-84
APPROVED CUP
Per Admin Adjustment
10/24/84

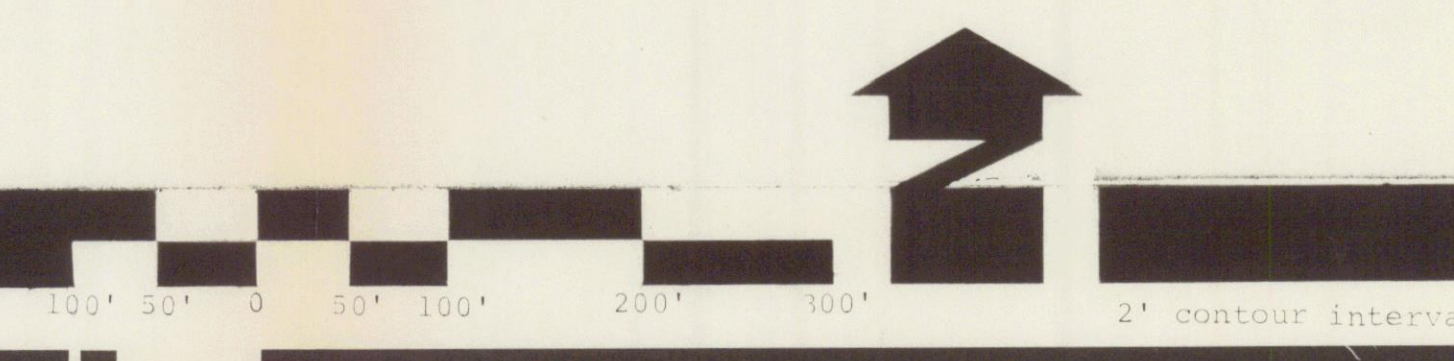
NORTHFORK RESIDENTIAL C.U.P.
APPROVED CUP DP-119 REVISED 2/15/89

M.A.P.D. Copy 1 of 2

NORTHFORK C.U.P.



REV. FEB. 9, 1989



BILL G. YUNG DESIGN
8223 N. 35th St., WICHITA, KANSAS 67203 316 681-5567



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

October 4, 2024

John Casey Miller & Sarah Ruth Miller
7021 E. 39th Street North
Wichita, KS 67226

RE: CUP2024-00034 – Administrative Adjustment in the City to the Northfork CUP DP-119, to permit an Accessory Apartment to a single-family dwelling within Parcel 3, on property zoned SF-5 Single-Family Residential District; generally located one-quarter mile of a mile north of East 37th Street North and within one-half mile east of North Woodlawn Boulevard (7021 E. 39th Street North).

Legal Description: Lot 26, Block 1, Teal Cove Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-119 to permit an Accessory Apartment on a lot within Parcel 3. General Provision 2 identifies that the total number of proposed dwelling units (single-family and apartments) is 253. The way in which the CUP was developed did not include any apartments, and only 220 single-family dwellings were constructed. General Provision 2 further states that the maximum number of dwellings permitted is 593 provided that the maximum density of 6.79 dwelling units per acres (as described in General Provision 3) is not exceeded. The CUP anticipates apartment-style development. Accessory Apartments are permitted by the Unified Zoning Code, accessory to single-family dwellings.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The CUP anticipates apartment-style development and approval of an Accessory Apartment on a single-family lot does not exceed the total number of permitted dwelling units nor the maximum allowable density.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The “Development Application” sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II, Teresa Veazey, CSR District II

GENERAL PROVISIONS

- THIS PROJECT IS PROPOSED TO CONTAIN 98.79 GROSS ACRES, OR 87.39 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREET R.O.W.'S FROM GROSS ACRES.
THE AREA IS USED AS FOLLOWS: TOTAL ACRES (GROSS) 98.79 ACRES
PUBLIC STREET R.O.W. 11.40 ACRES
NET ACRES 87.39 ACRES
- THE PROPOSED DEVELOPMENT, AS ILLUSTRATED, IS TO CONTAIN THE FOLLOWING TYPES OF HOUSING:

188	SINGLE FAMILY UNITS
0	2-FAMILY UNITS
0	3-FAMILY UNITS
0	TOWNHOUSE UNITS
65	GARDEN APARTMENT UNITS
253	TOTAL DWELLING UNITS

- INITIAL BUILDING TYPES AS DESCRIBED UNDER SPECIFIC PARCEL INFORMATION BEING WILL CHOOSE THIS FRONT UNIT WILL NOT EXCEED THE MAXIMUM OVERALL NET DENSITY REQUESTED UNDER PARAGRAPH 3 BELOW. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS 593.
- IF DENSITY CALCULATIONS: IF THE PARCELS ARE DEVELOPED WITH THE NUMBER AND TYPE OF UNITS ILLUSTRATED, THE OVERALL DENSITY OF THE SITE WOULD BE 2.90 UNITS/ACRE. THE MAXIMUM DENSITY OF THE SITE POSSIBLE IS 6.78 UNITS/ACRE.
- SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING ON LAND USE OR OTHERWISE THE MINIMUM SETBACKS SHALL BE AS LISTED ON GENERAL PROVISIONS 22 BELOW.

- STANDARD STREET R.O.W. MAY BE REDUCED IN CERTAIN CASES PROVIDED THAT THE DESIGN AND SPECIAL CIRCUMSTANCES ARE APPROVED BY THE DIRECTORS OF PLANNING AND ENGINEERING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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.

- A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, SIGNS, LOGOS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC. TWO OR MORE OF THE HOMEOWNERS ASSOCIATION MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION(S).

- FALLING OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, SIGNS, LOGOS, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC. AND AFTER A NOTICE OF VIOLATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMITS AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.

- PARCEL 8 REPRESENTS THE GENERAL OPEN SPACE AND SHALL BE OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION OF ALL HOME OWNERS FROM PARCEL 2 AND PARCEL 3. THE GENERAL OPEN SPACE REPRESENTS 15.64 ACRES OR 15.64% OF THE TOTAL SITE.

- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6000 SQ. FT. EXCEPT FOR ZERO LOT LINE DETACHED UNITS SHALL BE 4500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEX (1-FAMILY ATTACHED) SHALL BE 6000 SQ. FT.

- THE PROPOSED DRAINAGE FACILITIES, LAKE, RETENTION FACILITIES, DRAINAGE WAY, 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.

- FINAL DETERMINATIONS OF STREET RIGHT-OF-WAY AND PAYMENT THEREOF WILL BE RESOLVED AT THE TIME OF PLATTING.

FRONT YARD

LAND USE	DIM. FROM R.O.W.		DIM. FROM P.D.N. LINE		PRIVATE STREET FRONT CL.	OIL-BURNING (50' R.O.W.)	CORNER LOT	REAR	SIDE YARD
	50' P.D.N. 21' R.O.W.	54' R.O.W. 29' P.D.N.	58' P.O.W. 29' P.D.N.	64' P.O.W. 35' P.D.N.					
SINGLE FAMILY	20'	20'	20'	25'	35'	10'	20'	35'	20'
ZERO LOT LINE	20'	20'	20'	25'	35'	10'	20'	15'	10'
2-FAMILY	20'	20'	20'	25'	35'	10'	20'	15'	10'
3-FAMILY	20'	20'	20'	25'	35'	10'	20'	15'	10'
TOWNHOUSE	20'	20'	20'	25'	35'	10'	20'	15'	10'
GARDEN APT.	20'	20'	20'	25'	35'	10'	20'	15'	10'

FRONT, REAR & SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL NOT BE LESS THAN 30'

- SPECIFIC PARCEL INFORMATION: PROPOSED USES ILLUSTRATED ON PLAN IS ENCLOSED IN A BOX OF USE DESIGNATING BELOW.

PARCEL #	PROPOSED USES & MAX. DENSITY				TOTAL AREA (ACRES)		TOTAL	2-FAMILY	3-FAMILY	T.O.A.	CORNER	REAR	SIDE YARD	FRONT YARD COVERAGE
	S.F.	2-FAMILY	3-FAMILY	4-FAMILY	S.F.	ACRES								
1	120				50	74	100	6.7	6.2	3.23				
2	387							17.2	14.3	2.87				
3	41	71						23.5	18.6	3.6				
4	123	29	34					7.4	6.0	1.78				
5	185		194	139	208			17.4	17.4	2.61				
6	137	27	28					6.6	5.4	2.40				
7	18	14			22	34	65	3.35	2.85	4	5	6.19		
8								15.64	15.64					
								SUB-TOTAL	80.79	87.39				
								TOTAL	98.79	87.39				

TOTAL NUMBER OF DWELLING UNITS ILLUSTRATED - 253
 ILLUSTRATED DENSITY - 2.90 UNITS/ACRE
 MAXIMUM NUMBER OF DWELLING UNITS PERMITTED - 593
 MAXIMUM DENSITY - 6.78 UNITS/ACRE

- THE ADDITIONAL RIGHT OF WAY FOR THE INTERSECTIONS OF THE PRESIDENTIAL STREET AND THE HIGHWAY 200 THE TRUCK LANE USES THEREON SHALL BE DEDICATED AT THE TIME OF PLATTING.

LEGEND

- PARCEL BOUNDARY
- LIMITS OF C.U.P.
- PARCEL NUMBER
- 5.0 PARCEL ACREAGE



NORTHFORK RESIDENTIAL C.U.P.
APPROVED CUP DP-119 REVISED 2/15/89
 MAP# 11-19-81 AD
 BCC App'd 12-15-81 LQ
 M.A.R.D. Copy 1 of 2

NORTHFORK C.U.P.

January 9, 2012

Dora L. Young
6411 E. 39th St. North Court
Wichita, KS, 67226

Southwestern Remodeling
c/o Chad Bryan
134 N. Elizabeth
Wichita, KS, 67203

RE: CUP2011-00046 – DP-119, an amendment to the Northfork Community Unit Plan to reduce the CUP's rear yard setback on the MF-18 zoned site (Lot 3, Block 1, Northbrook Meadows 2nd Addition, of Parcel 7 of CUP DP-119); generally located on the east side of Woodlawn Boulevard, south of 39th Street North, on the west side of 39th Street North Court (6411 E. 39th St. North Court).

Dear Ms. Young & Mr. Bryan:

At its regular meeting on **January 5, 2012**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the requested amendment, with the following conditions:

1. Reduce the east 7 feet of DP-119's 30-foot rear setback on Parcel 7's Lot 3, Block 1, Northbrook Meadow 2nd Addition, only where there is an encroachment by the proposed 14-foot x 10-foot room addition to the single-family residence. Provide Planning with a legal description of the approved vacated portion of the setback on a Word document via e-mail.
2. VAC2011-00026 must be approved by the Governing Body. If VAC2011-00026 is denied by the Governing Body, the amendment to DP-119 will be null and void.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a “valid” petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **January 19, 2012, at 5 PM.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the City Council overrides such a protest and approves the application by a vote of 6 of its members.

NOTE: District Advisory Board II (DAB) will consider this case at their meeting to be held at 6:30 p.m., Monday, **January 9, 2012**, at Fire Station #20, 2255 S. Greenwich Rd., Wichita, KS. Additional information regarding the DAB meeting may be obtained by calling the Neighborhood Assistant, Antoine Sherfield at 268-4351, or asherfield@wichita.gov.

If there are no valid appeals or protest petitions filed opposing this action by **January 19, 2012**, and DAB II approves this request at their **January 9, 2012** meeting, the action of the MAPC will be final.

If there are valid appeals or protest petitions filed opposing this action by **January 19, 2012** or DAB II denies this request at their **January 9, 2012** meeting, it will be forwarded to the **February 7, 2012, Wichita City Council** meeting for review and final action as a non-consent item. These meetings will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Bill Longnecker
Senior Planner
Current Plans Division

WL:mc

Copies to: Pete Meitzner, WCC II, Mail Stop 1-13
Antoine Sherfield, NA II, Mail Stop 1-135
Julianne Kallman, Public Works - Subdivision Engineer, Mail Stop 1-71
Payne Township, c/o Brian G. Jaax, 11915 E 69th Street North, Wichita, KS, 67226
Vineyards NA, 1999 N Amidon, #375, Wichita, KS, 67203
Willowbend NA, c/o David Babich, 4431 Ironwood, Wichita, KS, 67226
Teal Cove NA, c/o Bob Bair, 3941 N Rushwood St, Wichita, KS, 67226
North Brook NA, c/o Mary Beth Grisanti, 7030 E 40th Circle N, Wichita, KS, 67226

Northfork NA, c/o Nicholas Hesse, 12931 Pinehurst Dr, Wichita, KS, 67230
Chisholm Creek NA, c/o Steve Roberts, 1832 N Farmstead St, Wichita, KS, 67208
Whispering Brook NA, PO Box 20662, Wichita, KS, 67208