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County commissioners to OK Cottonwood Hills plat

By Mary Clarkin

The Hutchinson News

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Construction of townhomes in Cottonwood Hills could start in four or five months, predicted subdivision president Lane Neville.

Efforts to create a golf course and upscale residential and commercial community on rolling pasture east of Hutchinson will reach a milestone Wednesday.

Reno County Commissioners are scheduled to OK a final plat for the approximately 580 acres, establish zoning districts and approve a petition to create a sewer district.

"It's a welcome day," said the former Reno Countian Neville, now based in Arizona.

Commissioners will approve the plat for the full site at 4th and Buhler Road, but signatures will be withheld pending the required surety. Neville will point to approval of the plat in obtaining financial surety for Phase 1 of the three-phase development.

Voting but withholding signatures is atypical, but Dan Garber, of Garber Surveying Service, had requested the arrangement on Neville's behalf, and commissioners consented.

Once documents are signed and officially recorded with the Register of Deeds, Cottonwood Hills Realty can sell lots in Phase 1.

By Neville's calculation, lot sales will start in mid-December.

"We've got about 25 lots in the process of being reserved right now," Neville said.

The planned community's zoned districts will cover a wide range, including single-family-home neighborhoods, multi-unit housing, commercial, industrial, and an 18-hole golf course in a "public" district.

During the winter and spring, crews will continue to develop the golf course and infrastructure, installing water and sewer lines, electrical and phone lines and curbs and gutters.

It was very important, Neville said, to include a mix of housing options in Phase 1.

Townhome designs will range from about 1,400 square feet to 2,200 square feet. Lot and home prices will run from about \$150,000 to \$240,000, Neville said.

Custom-built single-family homes and lots could cost about \$300,000 to \$450,000, and custom-built homes and larger lots - an acre to an acre and a half - could cost about \$450,000 to \$700,000 or more, he said.

In several weeks, invitation-only play will begin on nine holes at Cottonwood Hills.

"It will be real low-key," Neville said.

In April 2006, all golfers will get the chance to play nine holes - at reduced rates - while grass

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matures on the other nine holes. A grand opening of the complete course likely will be in late May, Neville said.

That timetable will allow about six weeks of play on the new course - time to iron out the kinks, Neville said - before golfers and fans converge on Hutchinson for the U.S. Senior Open at Prairie Dunes Country Club, northeast of Hutchinson.

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