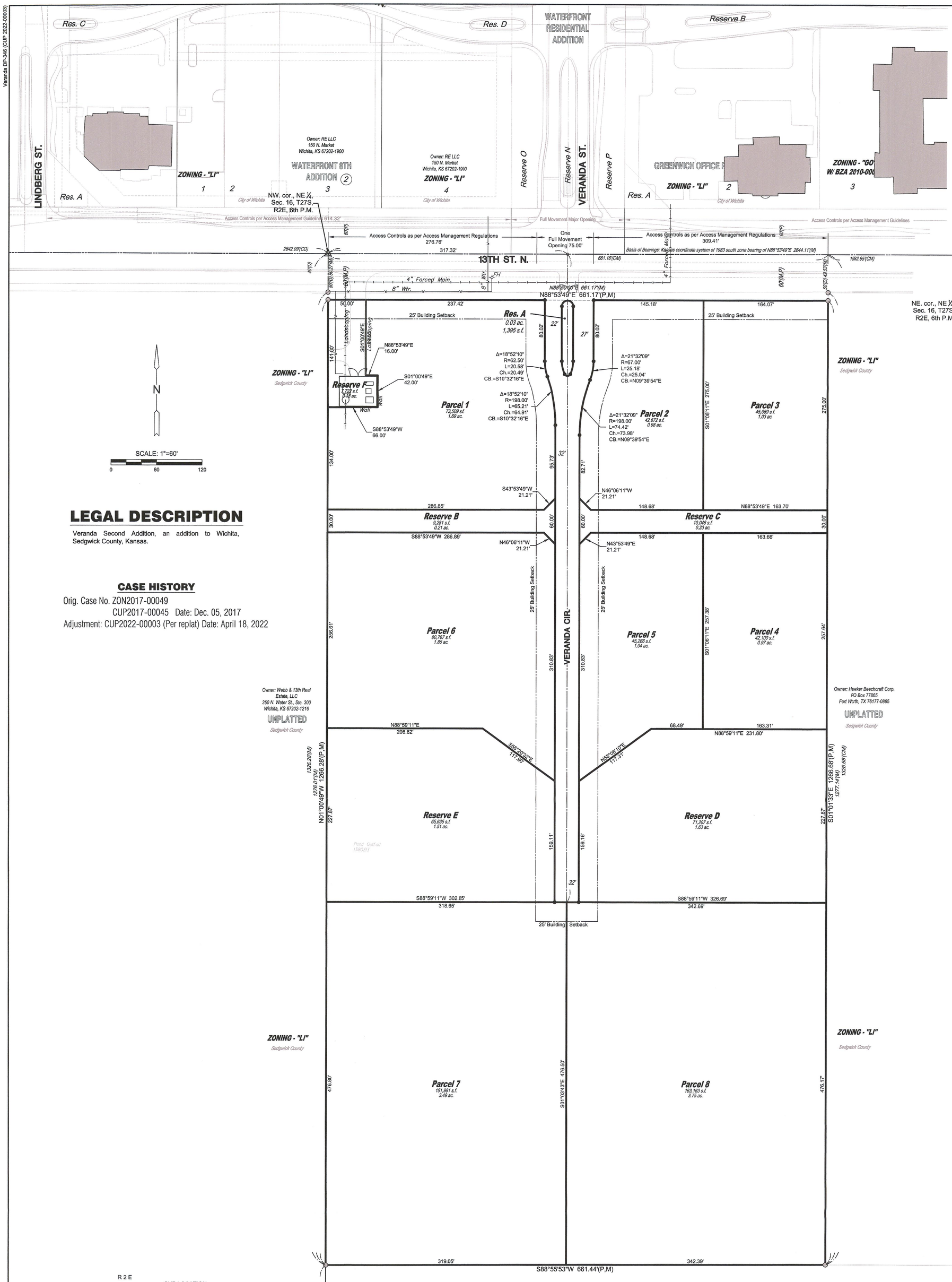
Veranda DP-346 (CUP 2022-00003)



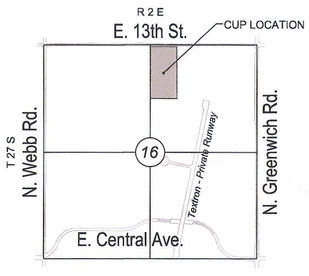
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LEGAL DESCRIPTION

Veranda Second Addition, an addition to Wichita, Sedgwick County, Kansas.

CASE HISTORY

Orig. Case No. ZON2017-00049
CUP2017-00045 Date: Dec. 05, 2017
Adjustment: CUP2022-00003 (Per replat) Date: April 18, 2022



VICINITY MAP

APPROVED CUP
MAPC CUP 2022-00003
4/18/22 MW
Copy 1 of 4

MAPD STAMP

DEVELOPMENT GUIDELINES

General Provisions

1. Area: The total development contains a gross area of 19.23.
2. Parcel Descriptions:

Parcel 1
- Gross Area = 1.69 Ac. or 73,509 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35% or 25,728 s.f.
- Max. Gross Floor Area = 60% or 44,105 s.f.

Parcel 2
- Gross Area = 0.98 Ac. or 42,672 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35% or 14,935 s.f.
- Max. Gross Floor Area = 35% or 14,935 s.f.

Parcel 3
- Gross Area = 1.03 Ac. or 45,069 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35% or 15,774 s.f.
- Max. Gross Floor Area = 60% or 27,041 s.f.

Parcel 4
- Gross Area = 0.97 Ac. or 42,100 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35% or 14,735 s.f.
- Max. Gross Floor Area = 60% or 25,260 s.f.

Parcel 5
- Gross Area = 1.04 or 45,266 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 45% or 20,370 s.f.
- Max. Gross Floor Area = 60% or 27,160 s.f.

Parcel 6
- Gross Area = 1.85 or 80,767 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 45% or 36,345 s.f.
- Max. Gross Floor Area = 60% or 48,460 s.f.

Parcel 7
- Gross Area = 3.49 or 151,981 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 45% or 68,391 s.f.
- Max. Gross Floor Area = 63.3% or 96,204 s.f.

Parcel 8
- Gross Area = 3.75 or 163,163 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 45% or 73,423 s.f.
- Max. Gross Floor Area = 63.3% or 103,282 s.f.

Reserve A = 0.03 Ac. or 1,395 s.f.
Reserve B = 0.21 Ac. or 9,281 s.f.
Reserve C = 0.23 Ac. or 10 ,046 s.f.
Reserve D = 1.63 Ac. or 71,207 s.f.
Reserve E = 1.51 Ac. or 65,635 s.f.
Reserve F = 0.18 Ac. or 7,722 s.f.
Maximum Height = 25 up to 70 feet **
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 2,703 s.f.

The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat.

** This property is within Zone A on the Airport Hazard Zone Map for Textron Airport. Maximum height of all buildings and structures is restricted to 25 feet. Modifications to the height of any and all buildings and structures shall be subject to the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and amendments thereto. Irrespective of this condition, all building heights have a maximum of 70 feet by this CUP. Any other building heights proposed will require the same procedural requirements of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and amendments thereto, in addition to an Adjustment to the C.U.P. in conformance with the procedures and requirements of the Wichita-Sedgwick County Unified Zoning Code.

3. Land Uses:

The following uses are permitted for Parcels within the C.U.P.:

A. All allowed uses permitted within the GC Zoning District with the following EXCEPTIONS; No Parcels within this C.U.P. shall allow:

Manufactured Home; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Recycling Processing Center; Reverse Vending Machine; Utility, Minor; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Pawn Shop; Recreational Vehicle Campground; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Tattooing and Body Piercing Facility; Construction Sales and Service; Kennel - Hobby; Kennel - Boarding/Breeding/Training; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Storage, Outdoor; and Vehicle Storage Yard; Welding or Machine Shop; Agricultural Sales and Service.

B. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

4. Architectural Controls: All buildings within the C.U.P. shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning.

5. Landscaping for this site shall be required as follows:

A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

D. Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P. after the determination by the Director of Planning.

6. Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.

B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.

C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.

D. Light poles including above-ground base shall be limited to 27 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.

E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows:

A. Rooftop mechanical equipment shall be screened from ground-level view per Wichita-Sedgwick County Unified Zoning Code.

B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.

C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

8. Setbacks are as shown hereon; 25 feet along 13th Street frontage as well as Veranda Circle, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

11. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

12. Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

13. Signs are permitted under the Sign Code of the City of Wichita, and amendments thereto. Additionally, the following conditions apply:

Four monument-type mulit-tenant signs shall be permitted along 13th Street parcel frontage having a maximum height of 20 feet and maximum area of 130 square feet each OR Three monument-type signs multi-tenant signs shall be permitted along 13th Street parcel frontage having a maximum height of 20 feet and maximum area of 174 square feet each. The west most sign shall not be placed closer than 50 feet from the western boundary of the CUP. The minimum distance between the monument-type signs shall be 150 feet, except tenant signs may be located a minimum distance of 75 feet when adjacent to development identification signs.

One monument-type development identification sign shall be permitted along 13th Street frontage within Reserve A. This sign shall be limited to a maximum of 25 feet in height and 100 square feet.

All Parcels and Reserves where signs are permitted, including along Veranda Circle, shall be permitted signage in conformance with signs permitted in the GC zoning district, subject to the following restrictions.

A. All other non-center identification monument signs placed with the CUP shall have a maximum height of 10 feet; shall share similar elements of design, such as similar materials; and shall not exceed 50 square feet in area.

B. Flashing signs, rotating or moving signs, signs with moving lights, signs which create an illusion of movement are not permitted; provided, however, electronic message signs are allowed.

C. Portable, billboards, and off-site signs are prohibited.

D. Window display signs are limited to 20% of the window area.

E. No building signs shall be allowed on the rear of any buildings on Parcel 3.

F. Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area.

G. Accent lighting of monument signs shall be permitted.

H. The Developer/Owners shall be responsible for allocating the sign areas.

14. Transportation improvements and Parcel access shall be provided as follows:

A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P. where not divided by drainage retention areas.

B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.

C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.

D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to 13th Street and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.

15. Title: The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

16. 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 Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

17. Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

COMMUNITY UNIT PLAN DP-346

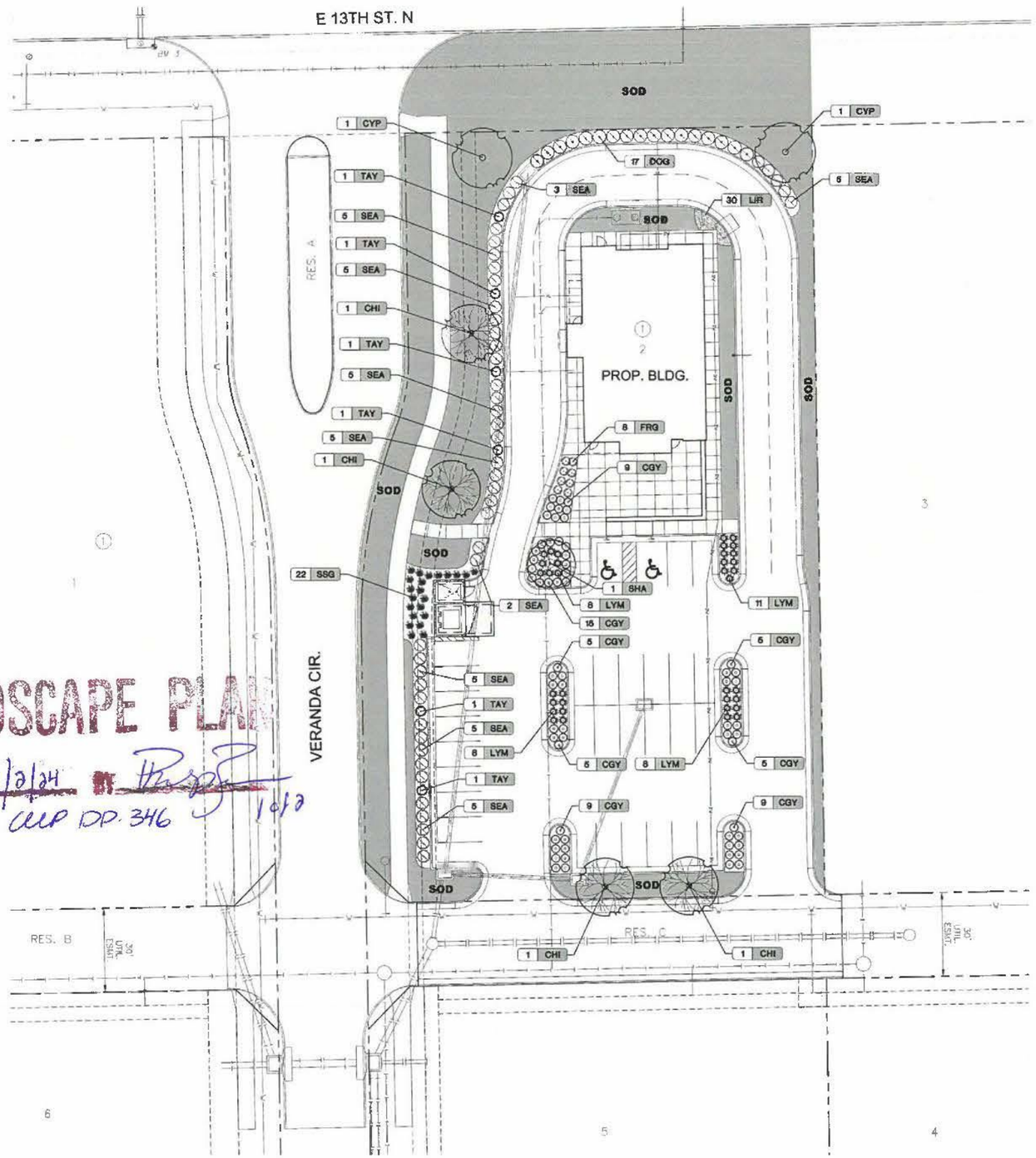
VERANDA

OWNER / DEVELOPER:
Laham Development Company 150 N. Main St. Wichita, KS 67202 316.262.6400

Current Copy: April 18, 2022

MKEC
Wichita, KS • 316.684.9600

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Veranda DP-346 (CUP 2022-00003)



LANDSCAPE PLAN

APPROVED 1/2/24 BY

CUP DP. 346

1 of 2

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED: (DUAL STREET FRONTAGE, METHOD 2)	AVERAGE LOT DEPTH = 275' 275' LOT DEPTH = 10 SQUARE FOOTAGE FACTOR STREET FRONTAGE: 275' + 145' = 420' 420' - 56' (OPD TO STREET WALL LINE) = 364' ADJUSTED STREET FRONTAGE = 364' REQUIRED LANDSCAPE STREET YARD = 364' x 10 = 3,640 SF PROVIDED LANDSCAPE STREET YARD = 9,850 SF
STREET YARD TREES REQUIRED:	3,640 DIVIDED BY 500 = 7.28 = 8 TREES STREET YARD TREES PROVIDED = 10 TREES (2) BALDCYPRESS, (2) PISTACHE, & (6) TAYLOR JUNIPER
PARKING LOT TREES REQUIRED:	31 PARKING STALLS = 2 TREES REQUIRED TREES PROVIDED = 1/2 TREES REQ. BY STREET YARD REQUIREMENTS

LEGEND

- FESCUE SOD
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- STM — EXISTING STORM SEWER
- UGE — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS LINE
- FOC — EXISTING FIBER OPTIC CABLE
- UGT — EXISTING UNDERGROUND TELEPHONE
- TV — EXISTING TV LINE

N

SCALE: 1"=20'

0 20 40

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CIVIL PLANS FOR
MOKAS CAFE
WICHITA, KANSAS

RYAN K. OTT LICENSED PROFESSIONAL ENGINEER 738 15-1-23 KANSAS

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LANDSCAPE PLAN

PROJECT NO.	2201010089
DATE	11/16/2023
SCALE	1"=20'

DESIGNED	DRAWN	CHECKED
RKO	RKO	SPE

NO.	REVISION	DATE
0	ISSUED FOR PERMIT	11-16-23

SHEET NO.
L100

J:\PROJECTS\2022\2201010089_JB_MOKAS CAFE KT VERANDA\CAD Z:\Desktop\Ryan Ott\LANDSCAPE\220089 LANDSCAPE PLAN.DWG

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.

2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVIATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.

4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.

5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.

6. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).

7. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.

8. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.

9. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 4' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.

10. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRI-"GATOR" SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).

11. FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.

12. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM CRANMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101. PH# (316) 722-7230.

13. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.

14. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.

15. PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

16. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD/SEED IS PLACED.

17. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.

18. LABEL EACH PLANT WITH A SECURELY ATTACKED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.

19. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.

20. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.

21. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

22. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.

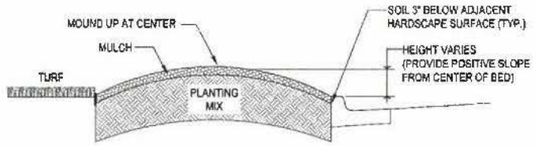
23. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.

24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.

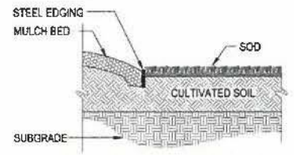
25. TOPSOIL FOR ALL LANDSCAPE BEDS AND PARKING ISLANDS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") DEPTH.

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CHI	4	CHINESE PISTACHE	PISTACIA CHINENSIS	15'-20' MIN. HT. / B&B	MALE TREES ONLY
CYP	2	'SHAWNEE BRAVE' BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL. / B&B	BRANCHING HT. 5' MIN.
ORNAMENTAL TREES					
SHA	1	SHANTUNG MAPLE	ACER TRUNCATUM	2" CAL. / B&B	
EVERGREEN TREES					
TAY	8	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	7' - 8' MIN. HT.	
DECIDUOUS SHRUBS					
DOG	17	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#5 CONT.	
EVERGREEN SHRUBS					
CGY	62	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
SEA	45	'SEA GREEN' JUNIPER	JUNIPERUS x PFITZERIANA 'SEA GREEN'	#3 CONT.	
ORNAMENTAL GRASSES					
FRG	8	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	#3 CONT.	
LYM	33	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
SSG	22	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#3 CONT.	
PERENNIALS					
LIR	30	'BIG BLUE' LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.	
TURF GRASS					
SOD	1,575 SY	FESCUE: GARDEN WISE 'FESCUE/BLUE MIXTURE'			SOD



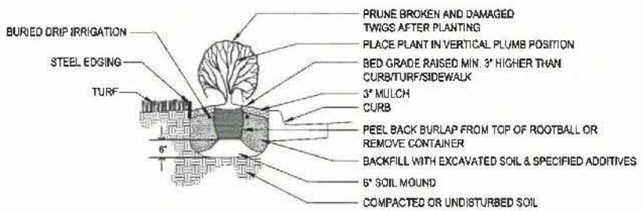
TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE



BED EDGING AT TURF DETAIL
NOT TO SCALE

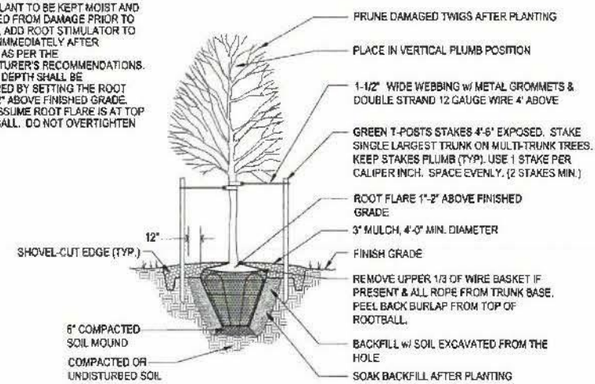
LANDSCAPE PLAN
APPROVED 1/2/24 BY
CUP DP. 346
2 of 2

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH SHALL BE DETERMINED BY SETTING THE ROOT FLARE 1"-2" ABOVE FINISHED GRADE. DO NOT ASSUME ROOT FLARE IS AT TOP OF ROOTBALL. DO NOT OVERTIGHTEN GUYS.



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE

MKEC
Wichita, KS • 316.684.9600

CIVIL PLANS FOR
MOKAS CAFE
WICHITA, KANSAS

RYAN K. OTT
LICENSED
3R
11-16-2023
KANSAS
LANDSCAPE ARCHITECT

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LANDSCAPE DETAILS

PROJECT NO.	2201010089
DATE	11/15/2023
SCALE	1"=20'
DESIGNED	RKO
DRAWN	RKO
CHECKED	SPE

NO.	REVISION	DATE
0	ISSUED FOR PERMIT	11-15-23

SHEET NO.
L101

PLOTTED: Thursday, November 16, 2023 @ 01:39PM
J:\PROJECTS\2022\2201010089_JR_MOKAS CAFE AT VERANDA\02 DESIGN\CAD\SHEETS\01 CIVIL\LANDSCAPE\2201010089 LANDSCAPE DETAILS.DWG

Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2022

Veranda Court, LLC
Attn: Amy Liebau
150 N. Market Street
Wichita, KS 67202

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

RE: CUP2022-00003 – City CUP Adjustment to DP-346 to update the CUP per the replat and increase building coverage and floor area by 10 percent on property zoned GC General Commercial; generally located on the south side of East 13th Street North and within one-half mile west of North Greenwich Road.

LEGAL DESCRIPTION: Lots 1, 2, 3 and Reserves A, B, C, D, & E, Block 1, Veranda Addition, Wichita, Sedgwick County.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-346, to reflect a replat, and increase building coverage and floor area, and modification of General Provisions #2, #3, #4, #6, #13, #14, and #15. Modifications to the text are identified by red, bold, and italicized text.

2. Parcel Descriptions:

Parcel 1
- Gross Area = ***1.69 Ac. or 73,509 s.f.***
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = ***35% or 25,728 s.f.***
- Max. Gross Floor Area = ***60% or 44,105 s.f.***

Parcel 2
- Gross Area ***= 0.98 Ac. or 42,672 s.f.***
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = ***35% or 14,935 s.f.***
- Max. Gross Floor Area = ***35% or 14,935 s.f.***

Parcel 3
- Gross Area = ***1.03 Ac. or 45,069 s.f.***
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = ***35% or 15,774 s.f.***
- Max. Gross Floor Area = ***60% or 27,041 s.f.***

Parcel 4
- ***Gross Area = 0.97 Ac. or 42,100 s.f.***
- ***Maximum Height = 25 up to 70 feet ****

Max. Building Coverage = 35% or 14,735 s.f.
Max. Gross Floor Area = 60% or 25,260 s.f.

Parcel 5
Gross Area = 1.04 or 45,266 s.f.
Maximum Height = 25 up to 70 feet **
Max. Building Coverage = 45% or 20,370 s.f.
Max. Gross Floor Area = 60% or 27,160 s.f.

Parcel 6
Gross Area = 1.85 or 80,767 s.f.
Maximum Height = 25 up to 70 feet **
Max. Building Coverage = 45% or 36,345 s.f.
Max. Gross Floor Area = 60% or 48,460 s.f.

Parcel 7
Gross Area = 3.49 or 151,981 s.f.
Maximum Height = 25 up to 70 feet **
Max. Building Coverage = 45% or 68,391 s.f.
Max. Gross Floor Area = 63.3% or 96,204 s.f.

Parcel 8
Gross Area = 3.75 or 163,163 s.f.
Maximum Height = 25 up to 70 feet **
Max. Building Coverage = 45% or 73,423 s.f.
Max. Gross Floor Area = 63.3% or 103.282 s.f.

Reserve A = 0.03 Ac. or 1,395 s.f.
Reserve B = 0.21 Ac. or 9,281 s.f.
Reserve C = 0.23 Ac. or 10 ,046 s.f.
Reserve D = 1.63 Ac. or 71,207 s.f.
Reserve E = 1.51 Ac. or 65,635 s.f.
Reserve F = 0.18 Ac. or 7,722 s.f.
Maximum Height = 25 up to 70 feet **
Max. Building Coverage = 35%
Max. Gross Floor Area = 35% or 2,703 s.f.

** This property is within Zone A on the Airport Hazard Zone Map for Textron Airport. The maximum height of all buildings and structures is restricted to 25 feet. Modifications to the height of any and all buildings and structures shall be subject to the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28.08 of the Wichita Municipal Code, and amendments thereto. Irrespective of this condition, all building heights have a maximum of 70 feet by this CUP. Any other building heights proposed will require the same procedural requirements of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28.08 of the Wichita Municipal Code, and amendments thereto, in addition to an Adjustment to the C.U.P. in conformance with the procedures and requirements of the Wichita-Sedgwick County Unified Zoning Code.

The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat~~***, but are planned to include uses such as drive access, signs, landscaping, irrigations, monuments, and other similar uses***~~.

3. Land Uses:

The following uses are permitted for Parcels within the C.U.P.:

A. All allowed uses permitted within the GC Zoning District with the following EXCEPTIONS; No Parcels within this C.U.P. shall allow:

Manufactured Home; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Recycling Processing Center; Reverse Vending Machine; Utility, Minor; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Pawn Shop; Recreational Vehicle Campground; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Tattooing and Body Piercing Facility; Construction Sales and Service; Kennel – Hobby; Kennel – Boarding/Breeding/Training; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Storage, Outdoor; and Vehicle Storage Yard; Welding or Machine Shop; Agricultural Sales and Service.

~~***B. Secondhand Store, as defined by the UZC, shall be permitted only as incidental and subordinate to the principal use.***~~

B. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

~~***D. Parcel compatibility shall be managed by the developer with covenants, conditions, and restrictions.***~~

4. Architectural Controls: All buildings within the C.U.P. shall share a ~~***uniform***~~ compatible architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. ~~***All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominate exterior building materials shall be non-metal, unless approved by the Director of Planning.***~~

6. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the ***Planning Department*** ~~***Director of the MAPD***~~.
   C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   D. Light poles including above-ground base shall be limited to 27 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.
   E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted

13. Signs are ~~***as***~~ permitted under the ~~***current***~~ Sign Code of the City of Wichita, and amendments thereto. Additionally, the following conditions apply:

Four monument-type multi-tenant signs shall be permitted along 13th Street parcel frontage having a maximum height of 20 feet and maximum area of 130 square feet each OR Three monument-type multit-tenant signs shall be permitted along 13th Street parcel frontage having a maximum height of 20 feet and maximum area of 174 square feet each. The west most sign shall not be placed closer than 50 feet from the western boundary of the CUP. The minimum distance between the monument-type signs shall be 150 feet, except tenant signs may be located a minimum distance of 75 feet when adjacent to development identification signs.

One additional monument-type development identification sign shall be permitted along 13th Street frontage within Reserve A. This sign shall be limited to a maximum of 25 feet in height and 100 square feet.

All Parcels and Reserves where signs are permitted, including along Veranda Circle, shall be permitted signage in conformance with signs permitted in the GC zoning district, subject to the following restrictions.

~~A. No additional signage of any type shall be permitted along 13th Street frontage within the CUP, except that signage permitted above.~~

A. All other non-center identification monument signs placed with the CUP shall have a maximum height of 10 feet; shall share similar elements of design, such as similar materials; and shall not exceed 50 square feet in area.

B. Flashing signs, rotating, or moving signs, signs with moving lights, signs which create an illusion of movement are not permitted; provided, however, electronic message signs are allowed ~~along 13th Street frontage~~.

C. Portable, billboards, and off-site signs are prohibited.

D. Window display signs are limited to 20% of the window area.

E. No building signs shall be allowed on the rear of any buildings on Parcel 3.

F. Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area.

G. Accent lighting of monument signs shall be permitted.

H. The Developer/Owners shall be responsible for allocating the sign areas.

14. Transportation improvements and Parcel access shall be provided as follows:

A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels ~~1 and 2~~ within the C.U.P. ***where not divided by drainage retention areas.***

B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.

C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.

D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to 13th Street and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.

15. Title: The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of ~~the MAPD~~ ***Planning,*** with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

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.

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 four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.**

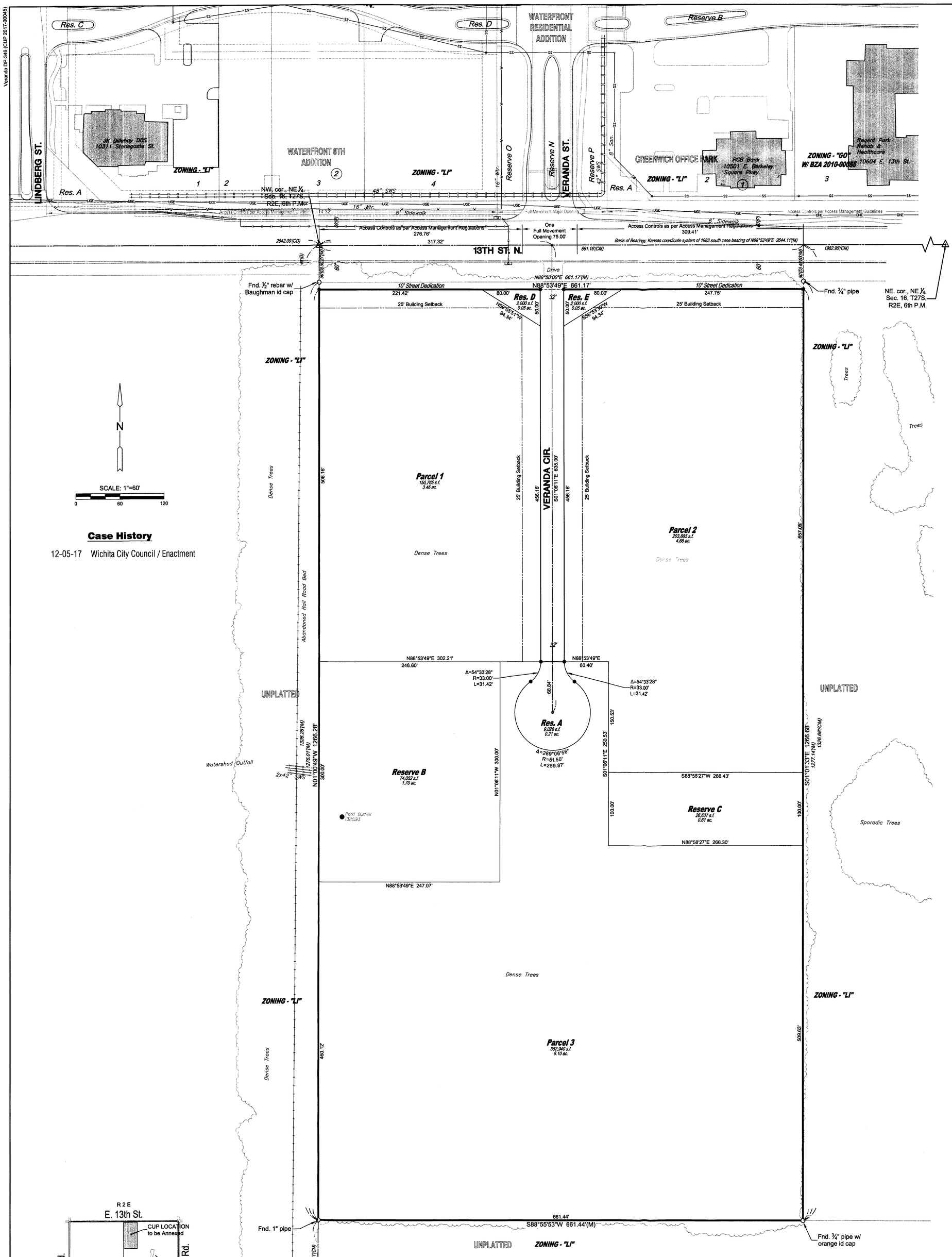
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

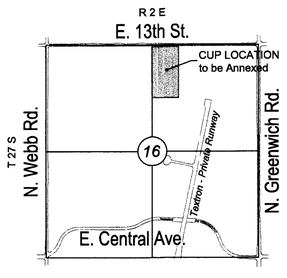
cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

Veranda DP-346 (CUP 2017-00045)



Case History

12-05-17 Wichita City Council / Enactment



VICINITY MAP

APPROVED CUP
APPD 11/2/17
APPD 12/6/17
MAPD Copy 1 of 2

DEVELOPMENT GUIDELINES

General Provisions

1. Area: The total development contains a gross area of 19.38 or a net of 19.23 acres of land.
2. Parcel Descriptions:

Parcel 1
- Gross Area = 3.46 Ac. or 150,765 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35%
- Max. Gross Floor Area = 50% or 75,383 s.f.

Parcel 2
- Gross Area = 4.68 Ac. or 203,885 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35%
- Max. Gross Floor Area = 50% or 101,943 s.f.

Parcel 3
- Gross Area = 8.10 Ac. or 352,940 s.f.
- Maximum Height = 25 up to 70 feet **
- Max. Building Coverage = 35%
- Max. Gross Floor Area = 50% or 176,470 s.f.

Reserve A = 0.21 Ac. or 9,028 s.f.
Reserve B = 1.70 Ac. or 74,052 s.f.
Reserve C = 0.61 Ac. or 26,637 s.f.
Reserve D = 0.05 Ac. or 2,000 s.f.
Reserve E = 0.05 Ac. or 2,000 s.f.

The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat, but are planned to include uses such as drive access, signs, landscaping, irrigation, monuments, and other similar uses.

** This property is within Zone A on the Airport Hazard Zone Map for Raytheon Airport. Maximum height of all buildings and structures is restricted to 25 feet. Modifications to the height of any and all buildings and structures shall be subject to the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and amendments thereto. Irrespective of this condition, all building heights have a maximum of 70 feet by this CUP. Any other building heights proposed will require the same procedural requirements of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and amendments thereto, in addition to an Adjustment to the C.U.P. in conformance with the procedures and requirements of the Wichita-Sedgwick County Unified Zoning Code.

3. Land Uses:
The following uses are permitted for Parcels within the C.U.P.:
   A. All allowed uses permitted within the GC Zoning District with the following EXCEPTIONS; No Parcels within this C.U.P. shall allow:
   Manufactured Home; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Recycling Processing Center; Reverse Vending Machine; Utility, Minor; Animal Care, General; Funeral Home; Marine Facility, Recreational; Monument Sales; Parking Area, Commercial; Pawn Shop; Recreational Vehicle Campground; Riding Academy or Stable; Rodeo in the City; Sexually Oriented Business in the City; Tattooing and Body Piercing Facility; Construction Sales and Service; Kennel - Hobby; Kennel - Boarding/Breeding/Training; Asphalt or Concrete Plant, Limited and General; Manufacturing, Limited and General; Mining or Quarrying; Rock Crushing; Solid Waste Incinerator; Storage, Outdoor; and Vehicle Storage Yard; Welding or Machine Shop; Agricultural Sales and Services.
   B. Secondhand Store, as defined by the UZC, shall be permitted only as incidental and subordinate to the principal use.
   C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
   D. Parcel compatibility shall be managed by the developer with covenants, conditions, and restrictions.

4. Architectural Controls: All buildings within the C.U.P. shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar or complementary to surrounding residential areas. The predominate exterior building materials shall be non-metal, unless approved by the Director of Planning.

5. Landscaping for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
   D. Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P. after the determination by the Director of Planning.

6. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; as well as the provisions of the Wichita-Sedgwick County Airport Hazard Zoning Code, Section 28-08 of the Wichita Municipal Code, and the amendments thereto.
   B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
   C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   D. Light poles including above ground base shall be limited to 27 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.
   E. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows:
   A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
   B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.
   C. Unless otherwise noted screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

8. Setbacks are as shown hereon; 25 foot along 13th Street frontage as well as Veranda Circle, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

11. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

12. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

13. Signs: Are as permitted under the current Sign Code of the City of Wichita, and amendments thereto. Additionally, the following conditions apply:
   - Parcel 1: One Monument type center identification sign, with tenant panels, shall be permitted along 13th Street frontage. This sign shall be limited to a maximum of 20 feet in height and 100 square feet, to be placed no closer than 50 feet from the west property line.
   - Parcel 2: One monument type center identification sign, with tenant panels, shall be permitted along 13th Street frontage. This sign shall be limited to a maximum of 20 feet in height and 100 square feet, to be placed no closer than 50 feet from the east property line.
   - Reserve A: Shall be considered street right-of-way for signage purposes. Provided however, private wayfinding signs are allowed.
   - Reserves E and D: One monument type center identification sign shall be permitted along 13th Street frontage, located in either Reserve E or D. This sign shall be limited to a maximum of 25 feet in height and 200 square feet.

   All Parcels and Reserves where signs are permitted, including along Veranda Circle, shall be permitted signage in conformance with signs permitted in the GC zoning district, subject to the following restrictions.
   A. No additional signage of ay type shall be permitted along 13th Street frontage within the CUP, except that signage permitted above.
   B. All other non-center identification monument signs placed with the CUP shall have a maximum height of 10 feet; shall share similar elements of design, such as similar materials; and shall not exceed 50 square feet in area.
   C. Flashing signs, rotating or moving signs, signs with moving lights, signs which create illusion of movement are not permitted; provided however, electronic message signs are allowed along 13th Street frontage.
   D. Portable, billboards, and off-site signs are prohibited.
   E. Window display signs are limited to 20% of the window area.
   F. No building signs shall be allowed on the rear of any buildings on Parcel 3.
   G. Building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area.
   H. Accent lighting of monument signs shall be permitted.
   I. The Developer / Owners shall be responsible for allocating the sign areas.

14. Transportation improvements and Parcel access shall be provided as follows:
   A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 1 and 2 within the C.U.P.
   B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
   C. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.
   D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to 13th Street and shall be assured by required submission and approval of circulation plans by the Director of Planning prior to issuing building permits.

15. Title: The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

16. 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 Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

17. Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

LEGAL DESCRIPTION

The East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 50 feet thereof for road,
TOGETHER WITH,
The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 50 feet thereof for road.

Orig. Case No. CUP2017-00045
Orig. Case No. ZON2017-00049

COMMUNITY UNIT PLAN DP-346

VERANDA

OWNER / DEVELOPER:
Laham Development Company 150 N. Main St. Wichita, KS 67202 316.262.6400

Current Copy: Nov. 3rd, 2017

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2017\17010370_Myers Pearl_17370 CAD\SITE\05 Civil\Plat\17370_CUP DP-346.dwg 11/03/2017 11:52:25 AM CST
Veranda DP-346 (CUP 2017-00045)

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 9, 2017

Brian Lindebak
MKEC Engineering, Inc.
411 North Webb Road
Kingman, KS. 67206

Laham Development
Attn: Amy Liebau
150 North Market
Wichita, KS 67202

RE: CUP2017-00045 and ZON2017-00049 – Rezone and establishment of DP-346 Veranda CUP

Dear Applicants:

At its regular meeting on **November 2, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **November 16, 2017**. 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 located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **November 16, 2017 at 5:00 p.m.**

The application is scheduled for consideration by the City Council on **Tuesday, December 6, 2017**. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of

State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

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,



David L. Yearout, AICP
Principal Planner
Current Plans Division

Copies to: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, CSR District II