

ORDINANCE NO. 46-654

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON 2003-25

Zone change from SF-5, Single-Family Residential, B, Multi-family Residential, LC, Limited Commercial, GC, General Commercial and GO, General Office to GC, General Commercial, on property described as follows:

A tract of land located in Twin Lakes Addition, Wichita, Sedgwick County, Kansas being more particularly described as follows:

Commencing at the Northwest Corner of the NE¼, Section 7, Township 27 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence east along the north line of said NE¼, on an assumed bearing of N 90° E for a distance of 220 feet; thence S 0° E for a distance of 280 feet to a point of beginning; thence N 90° E for a distance of 705.5 feet; thence S 0° E for a distance of 496 feet; thence N 90° W for a distance of 250 feet; thence N 0° W for a distance of 343 feet; thence N 90° W for a distance of 288 feet; thence S 0° E for a distance of 321 feet; thence N 90°W for a distance of 80 feet; thence S 0° E for a distance of 192 feet; thence S59°58'11"W for a distance of 183 feet; thence N30°01'49" W for a distance of 82 feet; thence N59°58'11" E for a distance of 90 feet; thence N0°W for a distance of 50 feet; thence N90°E for a distance of 33.7 feet; thence N0°02'03"E for a distance of 591.55 to the point of beginning (said tract contains 283,807 square feet more or less).

Generally located on southeast corner of 21st Street and Amidon.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 23rd day of August, 2005



AGENDA ITEM NO. 6A/6B

STAFF REPORT

DAB VI, August 4, 2003

MAPC, August 7, 2003

CASE NUMBER: CUP2003-00025; ZON2003-00025

APPLICANT/AGENT: Coastal Wichita Retail, LLC, c/o Daniel R Baker, General Manager (owner); J Larry Fugate (owner but not applicant); AM Consulting, Inc. c/o Kim Edgington (agent); Landmark Commercial Real Estate, c/o Brad Saville (agent)

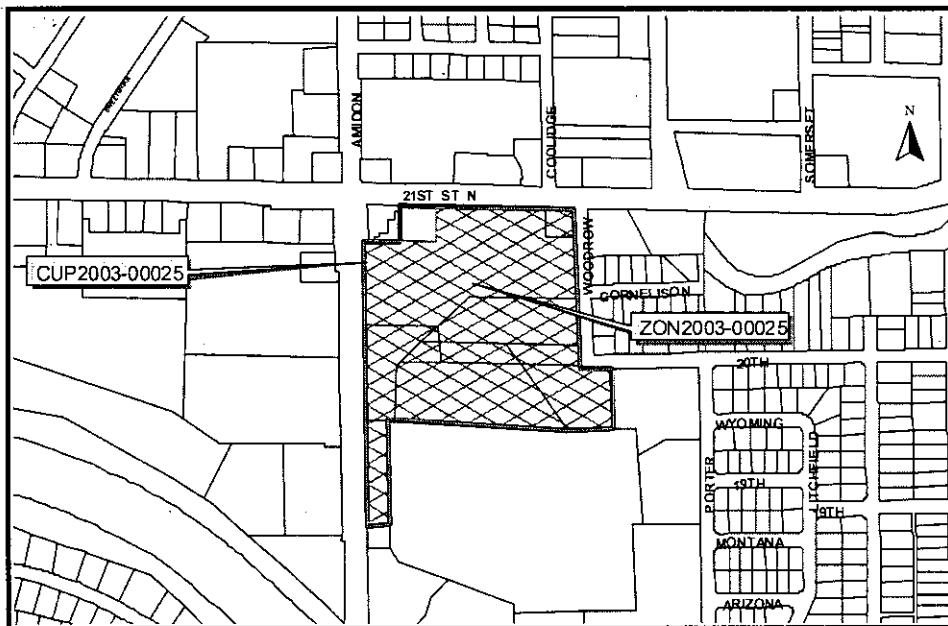
REQUEST: Zone change to "GC" General Commercial; Amendment #3

CURRENT ZONING: "SF-5" Single-family Residential, "B" Multi-family Residential, "GO" General Office, "LC" Limited Commercial and "GC" General Commercial

SITE SIZE: 22.05 acres

LOCATION: Southeast corner of 21st Street North and Amidon

PROPOSED USE: Commercial uses/shopping center



BACKGROUND: The applicant proposes to amend DP-3 Twin Lakes Shopping Center Community Unit Plan by dividing the main shopping center into two large parcels (Parcels 2 and 8) and five smaller parcels and to add approximately three acres zoned "SF-5" Single-family Residential that is part of the lake to the south. This three-acre portion of the lake is held in the same ownership as the Twin Lakes Shopping Center. The bulk of the lake is held in separate ownership by the adjoining apartment development, and is not included in the C.U.P.

The applicant eliminated a request to increase the area allowed for drinking establishments.

Currently, the majority of the 22-acre tract is zoned "LC" Limited Commercial, including Parcel 1, the main shopping center. Parcel 1 would be divided into the two main parcels (Parcels 2 and 8) and five smaller parcels. The existing Parcel 2 would be relabeled Parcel 3. It is a strip about 100 feet wide along Amidon Street that is zoned "GO" General Office and is a parking lot. The existing Parcel 3 is a buffer strip of "B" Multi-family Residential along Woodrow Avenue that would become part of Parcel 8. A portion of Parcel 1 (37,500 square feet) is already zoned "GC" General Commercial, and would become a part of Parcel 8 also.

The shopping center is on two levels with two main buildings. The upper level has retail stores, restaurants, a drinking establishment, a craft mall, and a theatre. The lower level has offices including a ComCare and a Kansas Division of Motor Vehicles ("DMV") office, a medical office, a private club, and an electronics firm. Also, a large part of the old Sears Department Store is vacant. A wireless communication monopole and a driver testing site for the DMV are located on the southeast part of the site.

Originally the applicant had requested to rezone the entire property "GC" but this request has been modified to rezone only the footprint of the main buildings on Parcel 2 and 8 to "GC" plus a modest expansion of the current parking lot area to "GC" but to allow general commercial uses within the buildings on the lower level only of the two-level shopping center and in the "GC" parking lot area. The parking lot area along Woodrow would be rezoned from "B" to "LC".

The applicant is willing to eliminate many of the "GC" uses from Parcels 2 and 8, and to follow the more stringent screening and buffering requirements for the "LC" district around any outdoor "GC" uses. Portable storage containers would be prohibited.

The uses to be excluded from Parcels 2 and 8 on the lower level are: adult entertainment establishments, correctional placement residences, day reporting centers; auditorium or stadium; animal care, general; kennel, hobby; night club in the city; recreation and entertainment, outdoor; riding academy or stable; tattooing and body piercing; tavern and drinking establishment; vehicle sales except auto rental

agencies; vehicle repair, general; asphalt or concrete plant, limited; manufacturing, general; recycling processing center; vehicle storage yard; welding or machine shop. Outdoor display and storage in conjunction with secondhand stores would be prohibited. Upper level— all uses allowable in “LC” zoning except adult entertainment establishments, day reporting centers; correctional placement residences, tattooing and body piercing; night club in the city. Wireless communication facility would be allowed per CUP2000-40.

The new “GC” uses allowed on the lower level would be: kennel, training only; microbrewery; monument sales; printing and publishing, general; vehicle repair, general (body shop) limited to indoor only; warehouse, self-service storage; and manufacturing, limited; research services; warehousing; wholesale or business services.

Four small parcels would be added along 21st Street North and one small parcel along Amidon. Parcel 1 (0.59 acre) is a special circumstance. It is the area currently occupied by Taco Bell along 21st Street North, and is held in separate ownership from the remainder of the C.U.P. The parcel would retain its designation as “Parcel 1” because the owner of this parcel is not an applicant to this amendment. The zoning and development rights of this tract cannot be changed without a request by the owner of the Taco Bell parcel, or by action initiated by the governing body.

Parcel 4 (0.68 acre) is the location of the existing Wendy’s on the northeast corner of the C.U.P. Parcels 5 and 6 are vacant except for a kiosk for a photo drop-off in Parcel 6. A 25-foot city water easement bisects Parcels 5 (0.69 acre) and Parcel 6 (0.46 acre) from the northwest corner to southeast corner. This is a major water transmission line and will impact the location of any buildings on these two parcels, since the buildings must be located outside the easement. One additional small parcel is proposed along Amidon, Parcel 7 (0.45 acres).

Maximum building coverage would remain at 30 percent for old Parcel 1; no gross floor area or FAR requirements are included. Proposed height would remain at 45 feet or four stories for Parcel 1, but be reduced to two stories for the other parcels.

The amendment would replace the minimum existing parking requirement of 1,388 parking spaces currently in effect. It would be replaced with the minimum parking requirements of the Unified Zoning Code. The staff report for Amendment #1 stated that the parking requirements in 1993, based on City Zoning Code requirements applied to the existing uses, was 1,714 parking spaces. The staff report recommended that this requirement be reduced to 1,388 spaces based on the tenant mix, which included drinking establishments that could not be open prior to 6:00 p.m.

The C.U.P. drawing shows 1,017 parking spaces currently exist, which is well below the current requirement of 1,388 spaces and may be below the Unified Zoning Code minimum requirements as well. The DMV now uses a parking area as a test drive site.

This removed over 200 parking spaces from the site. Without a detailed parking plan to document the current relationship between parking requirements and tenant mix, it is difficult to estimate the current requirements per code. According to the applicant's agent, the proposed mix of tenants will include uses with lower parking requirements, which will enable the center to meet its parking requirements.

The proposed building setbacks along 21st Street North and Amidon are set at a uniform standard of 35 feet. Currently they vary from 35 feet to 80 feet, and the 80-foot setback is an impediment to developing the parcels near the street.

The C.U.P. adds a provision for architectural consistency for any new buildings on Parcel 2 and prohibits metal as a predominant exterior material on this parcel. The only specific landscaping requirement is a 5-foot strip along Woodrow/20th Street and a 10-foot strip on Amidon. Otherwise landscaping would be per Landscape Ordinance.

Outdoor concerts/bands would be prohibited except for special events permitted by the city.

The character of the surrounding area is commercial to the north and west and residential to the south and east. The property north and west of the site is zoned "LC" Limited Commercial and is developed with smaller shopping centers on the other three corners of the intersection. The property south and east of the site is zoned "B" Multi-Family Residential and "SF-5" Single-Family Residential and is developed with the Twin Lakes Apartments, a recreational lake, and single-family residences in the Cornelison Addition.

CASE HISTORY: The subject property is platted as part of the Lakeview Estates 2nd Addition, which was recorded on February 13, 1964.

This is one of the oldest planned shopping centers in Wichita. The Twin Lakes Shopping Center CUP (DP-3) was as originally approved by the Planning Commission only on July 2, 1964 as a one parcel development zoned "LC", and amended by the Planning Commission only on January 21, 1965 by adding "B" zoned buffer and parking strip along Woodrow. On November 3, 1969, MAPC and on November 18, 1969 the Board of County Commissioners approved another amendment for the construction of the Sears store, and because this was the first approval by the BCC, it has been considered the original date of approval according to a portion of the file records. The case in 1969 reduced the width of the "B" buffer strip along Woodrow to its current size, added the southeast corner of "B" zoning at Woodrow and 20th Street North to provide parking for the multi-screen movie theatre. Z-3106 changed a small tract (37,500 square feet) from "LC" Light Commercial to "C" Commercial uses to permit outdoor display and storage for nursery and garden center use. Some of the property in this case was beyond the C.U.P. boundaries. During this amendment, limitations were established to balance the amount of retail, restaurant and drinking

establishment uses with providing adequate parking. Limitations of 12,000 square feet on drinking establishments and 240,000 square feet for retail uses were approved. Amendment #2 was approved November 9, 2000, and allowed a cell tower in the "GC" zoned area.

ADJACENT ZONING AND LAND USE:

NORTH:	"LC"	Shopping center
SOUTH:	"SF-5"; "B"	Twin Lakes Apartments; recreational lake
EAST:	"SF-5"; "B"; "LC"	Twin Lakes Apartments; single-family residences
WEST:	"LC"; "NR"	Shopping center, office development

PUBLIC SERVICES: Access is via Amidon Street, an arterial street, and 21st Street North, an arterial street. Traffic volumes in 2002 were high at the intersection, being 24,296 ADT (average daily trips) for Amidon south of 21st, and being 17,473 for 21st Street North east of Amidon. Projected traffic volumes for 2030 are 25,000 ADTs for Amidon south of 21st Street North, and 23,500 ADTs for 21st Street east of Amidon.

One additional access opening is requested on 21st Street North, and the access on Parcel 3 to Amidon is removed. Also, the applicant asked to remove a closure requirement for an opening on 20th Street North, but staff is requesting it be closed.

While some drive locations do not meet current separation guidelines, the raised median strips added to 21st Street North and Amidon restricts some of the access points to right-in/right-out only. Parcel 4 has a right-in/right-out on 21st Street north that is separated from another drive on 21st by 50 feet and is adjacent to a drive on Woodrow. It is recommended that the drive on 21st nearest Woodrow be closed for safety reasons.

The Traffic Engineer has requested dedication of a sidewalk/utility easement along Amidon in conjunction with a lot split requested for proposed Parcel 7, and has requested that the right-turn decel lane be extended from its current location in proposed Parcel 7 to the northern boundary of the C.U.P. on Amidon.

Residents east of Woodrow and at Twin Lakes Apartments have indicated concern with traffic from the shopping center through the neighborhood. Suggested traffic improvements are to close the 20th Street North opening, restrict right-turn southbound movements out of the access on Woodrow, as well as close the opening on 21st Street North nearest Woodrow Street as previously discussed. Suggested traffic improvements are to close the 20th Street North opening, restrict right-turn southbound movements out of the access on Woodrow, and close the opening on 21st Street North nearest Woodrow Street.

Normal municipal services are available.

CONFORMANCE TO PLANS/POLICIES: The "Wichita Land Use Guide, as amended 1/02" of the *1999 Update to the Wichita-Sedgwick County Comprehensive Plan* identifies this area as appropriate for "commercial" and "high density residential" development.

Commercial Objective III.B encourages future commercial areas to "minimize detrimental impacts to other adjacent land uses", **Strategy III.B.2** seeks to integrate out parcels to planned centers through shared internal circulation, combined signage, similar landscaping and building materials, and combined ingress/egress locations. The **Commercial Locational Guideline #3** of the Comprehensive Plan recommends that commercial sites should be located adjacent to arterials and should have site design features that limit noise, lighting, and other activity from adversely impacting surrounding residential areas.

RECOMMENDATION: Twin Lakes has suffered from being an older shopping center in a mature area that no longer has the anchor tenants that made it a premier shopping center in the 1970s. Much of the lower level has been converted to office uses, but a large portion of the former Sears store remains vacant. These factors indicate a need to consider amendments to revitalize the center.

Neighborhood residents have indicated considerable problems with the operation of the existing drinking establishment. Complaints have focused on traffic traveling through the neighborhood unsafely, increased accidents and damage to property along Woodrow, noise, disorderly conduct, and destruction of screening and landscaping along Hoover. Based on these concerns the applicant is not seeking to increase the permitted size of drinking establishments or time limitations.

The revised requests with "LC" outdoor storage and screening requirements, restrictions in permitted uses eliminates many of the more intense "GC" activities from the lower level and parking lot area where the "GC" uses would be permitted.

Based upon these factors and the information available prior to the public hearings, planning staff recommends that the request be approved subject to the following conditions:

- A. APPROVE the zone change (ZON2003-00025) to "GC" General Commercial for Parcel 8 (except for the area currently zoned "B") and Parcel 2, to be more legally defined by a description of the area enclosed by the building wall of the existing buildings, with this "GC" zoning subject to restrictions of the C.U.P (including limitation of "GC" uses to the lower level only); zone change to "LC" Limited Commercial for the tract zoned "B" Multi-family Residential. *(see attached exhibit that shows proposed boundaries of "GC")*

B. APPROVE DP-3 Amendment #3, subject to the following revisions to the C.U.P. plan submitted for the review:

1. A general provision shall be added to state: "No outdoor display or outdoor work and storage areas shall replace required parking areas." All outdoor work and storage areas and outdoor display shall be developed in conformance with the "LC" outdoor display and work and storage area requirements of the UZC.
2. A general provision shall be added to state: "Trash receptacles, loading docks and loading areas, outdoor work and storage areas, and rooftop mechanical equipment shall be screened from view from Amidon Street, 21st Street North, Woodrow Street, 20th Street North and the residential areas surrounding the lake."
3. Prior to the issuance of any building permits, the applicant shall submit a parking plan documenting compliance with the requirements of the Unified Zoning Code or provision of 1,388 spaces, whichever is less, to be reviewed by the Superintendent of Central Inspection. This plan shall document the square footage of individual uses or occupancy load, based the method of computation used by the Unified Zoning Code. The parking requirements shall not be reduced below the requirements of the Unified Zoning Code or 1,388 spaces, whichever is less.
4. General Provision #1A shall be revised to state "Maximum sign height adjacent to Amidon and 21st Street North shall not exceed 25 feet in height, except for one (1) shared tenant sign on each of Amidon and 21st Street that may be 30 feet in height. Any new or replacement ground signs shall be spaced at least 150 feet from adjoining signs along the Amidon/21st Street frontages, regardless of parcel ownership. The amount of ground signs shall not exceed 0.8 square feet of lineal frontage on 21st Street and Amidon. No ground signage is permitted on Woodrow. Other sign provisions per City of Wichita Sign Code."
5. A guarantee shall be submitted to close the drive on Parcel 4 nearest Woodrow, and General Provision #2 shall be revised to state "Parcel #4-21st St., one (1) opening".
6. The right-turn lane on Amidon adjacent to Parcel 7 shall be extended to connect with the existing right-turn decel lane to the north, and a ten-foot sidewalk and utility easement shall be dedicated.
7. The drive opening on Parcel 8 south of Parcel 4 on Woodrow shall be modified to restrict right turn movements.
8. The drive opening on 20th Street North shall be closed.
9. General Provision #10 shall be revised to state "Development or redevelopment of Parcels 2-8..."
10. A landscaped street yard on the east property line of Parcel 8, consisting of solid evergreen plant materials or masonry or concrete wall with landscaping

per the Landscape Ordinance shall be provided along Woodrow except at points of sight clearance.

11. 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.
12. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this amendment by the MAPC or Governing Body, as applicable, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the surrounding area is commercial to the north and west and residential to the south and east. The property north and west of the site is zoned "LC" Limited Commercial and is developed with smaller shopping centers on the other three corners of the intersection. The existing development is that of an older shopping center with a changing mix of tenants to include less retail and more office uses. Also there has been a recent addition of a large drinking establishment. The property south and east of the site is zoned "B" Multi-Family Residential and "SF-5" Single-Family Residential and is developed with the Twin Lakes Apartments, a recreational lake, and single-family residences in the Cornelison Addition. The Twin Lakes Apartments is a stable multi-family development with many long-time tenants.
2. The suitability of the subject property for the uses to which it has been restricted: Most of the site is zoned "LC" with a small pocket of "GC", and can continue to be used as zoned. The "GO" zoning could continue in its current zoning for parking use. While "LC" is an appropriate zoning district for a typical shopping center, the vacancies particularly in the eastern end of the building argue for broadening the C.U.P. to allow some "GC" uses on the lower level.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Allowing an increase in outdoor display and storage could discourage leasing of the property to other uses unless screened to more stringent "LC" standards.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: As modified by applicant and staff recommendations the changes should allow for some redevelopment of the shopping center with a wider variety of uses, and a reduced setback to allow better use of the site

nearer the arterial street. Signage, landscaping, site plan review and use limitations would increase the conformance of the C.U.P. development to the commercial guidelines of the Comprehensive Plan.

5. Impact of the proposed development on community facilities: Closing the drive opening where it is adjacent to another drive will reduce a point of conflict. Otherwise, the access is virtually the same as currently in effect. The raised medians already serve to limit some of the driveways to right-in/right-out only, thus reducing traffic conflicts.

TWIN LAKES SHOPPING CENTER

COMMUNITY UNIT PLAN (D.P.-3)

(AMENDMENT 3)

This C.U.P. contains 22.05 acres, or 960,624.14 sq. ft.

C.U.P. GENERAL PROVISIONS

1. Sign control:

A. Maximum sign height adjacent to Amidon & 21st St. shall not exceed 30' in height. All signage shall be per the City of Wichita Sign Code.

B. No portable or off-site signs shall be permitted.

2. Access Control:

Parcel #1 - 21st St., one (1) existing opening

Parcel #2 - Amidon, one (1) existing opening

Parcel #3 - 21st St., one (1) existing opening

Parcel #4 - 20th St., one (1) existing opening

Parcel #5 - 21st St., two (2) existing openings

Parcel #6 - Woodrow Ave., one (1) existing opening

Parcel #7 - 21st St., one (1) proposed opening

Parcel #8 - Amidon, one (1) existing opening

Parcel #9 - Woodrow Ave., one (1) existing opening

4. Conditions previously waived by the planning commission on July 2, 1964 and again on January 21, 1965:

A. 35' setback adjacent to "AA" on south and "B" on the east.

B. Wall adjacent to the south and east.

C. 10' planting strip adjacent to Amidon.

5. Any open space, signs, logos, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. If multiple ownership occurs, an agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.

6. Parking shall be provided in accordance with the unified zoning code of the city of Wichita. All parking and drives shall be hard surfaced with concrete or asphalt, and shall share consistent materials and design.

7. Fire lanes:

A. Fire lanes shall be in accordance with the fire code of the city of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

B. During building permit review, the fire chief or his designated representatives shall review and approve the site plan regarding fire lane(s) and fire hydrant location, prior to construction.

8. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the planning commission for its consideration.

9. 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.

10. Development of parcels 5, 6, & 7 shall be subject to site plan review and approval by the Planning Director. No building permit shall be granted for these parcels without said approval.

11. Any outdoor storage or outdoor uses associated with the primary use of any Parcel shall be subject to the screening and lighting requirements of the UZC Sec. IV.B. Such screening shall be constructed of consistent material throughout entire property.

12. Any additional buildings constructed on Parcel 2 shall share consistent architectural character with the existing buildings. Metal shall not be predominate building material on any newly constructed building.

13. Outdoor concerts/bands shall only be allowed by permit from the City of Wichita, according to special events policy.

PARCEL #1

1. Gross area: 0.59 acres or 25,756.82 sq. ft.

2. Maximum bldg. coverage: 30% or 7,727.05 sq. ft.

3. Maximum bldg. height: four (4) stories or 45 ft.

4. Setback lines: 35 ft. along 21st Street.

5. Parking Required: per U.Z.C.

6. Uses allowed: All uses allowable in "LC" zoning, except adult entertainment establishments and drinking establishments.

PARCEL #2

1. Gross area: 14.95 acres or 651,375.70 sq. ft.

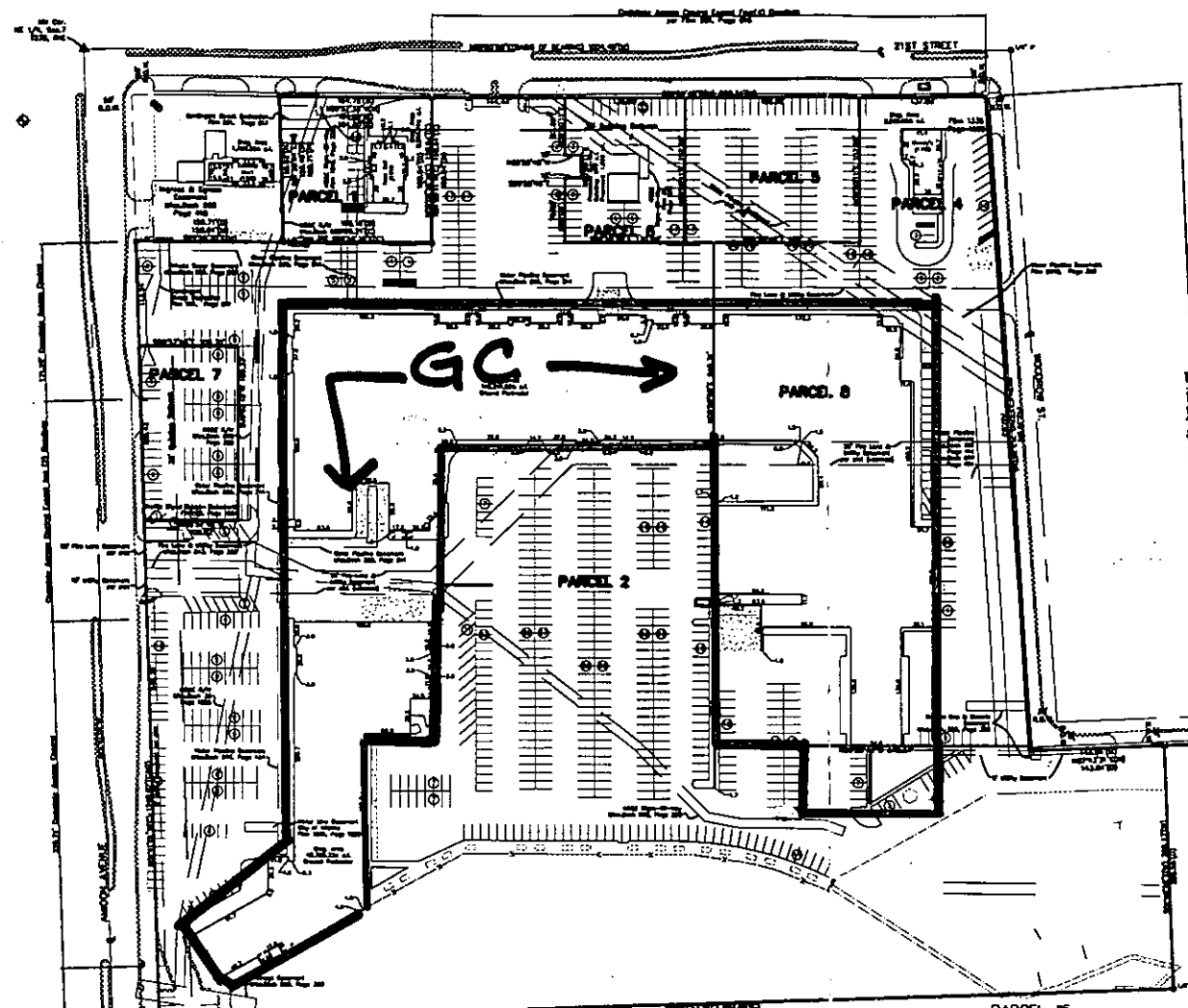
2. Maximum bldg. coverage: 30% or 195,412.71 sq. ft.

Existing bldg. coverage: 27.6% or 179,779.69 sq. ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of buildings: four (4).

5. Uses allowed: all uses allowable in "GC" zoning except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers, tattooing and body piercing facilities; auditorium or stadium; animal care, general; kennel, hobby, night club in the city; recreation and entertainment; outdoor; riding academy or stable; tavern and drinking establishment; manufacturing, general; vehicle storage yard; welding or machine shop. On the upper level of the existing building only those uses in "LC" shall be allowed except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city; tavern and drinking establishment. Wireless communication facility shall be allowed per CUP 2000-00040 (Amendment #2).



PARCEL #3

1. Gross area: 0.90 acres or 39,121.99 sq. ft.

2. Max. bldg. coverage: 30% or 11,736.60 sq. ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of bldgs: 2

5. Permitted uses: All uses allowed in "LC" except adult entertainment establishments; limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city; tavern and drinking establishment.

PARCEL #4

1. Gross Area: 0.68 acres or 29,808.52 sq. ft.

2. Max. bldg. coverage: 30% or 8,942.56 sq. ft.

3. Maximum bldg. height: two (2) stories.

4. Maximum number of bldgs: 1

5. Permitted uses: Same as Parcel 3

PARCEL #5

1. Gross Area: 0.69 acres or 29,994.85 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 8,998.46 sq. ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 3

PARCEL #6

1. Gross Area: 0.46 acres or 20,200.42 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 6,060.13 sq. ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 3

PARCEL #7

1. Gross Area: 0.45 acres or 19,588.47 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 5,876.54 sq. ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 3

PARCEL #8

1. Gross Area: 3.91 acres or 170,534.19 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 51,160.26 sq. ft.

4. Max. number of bldgs: 2

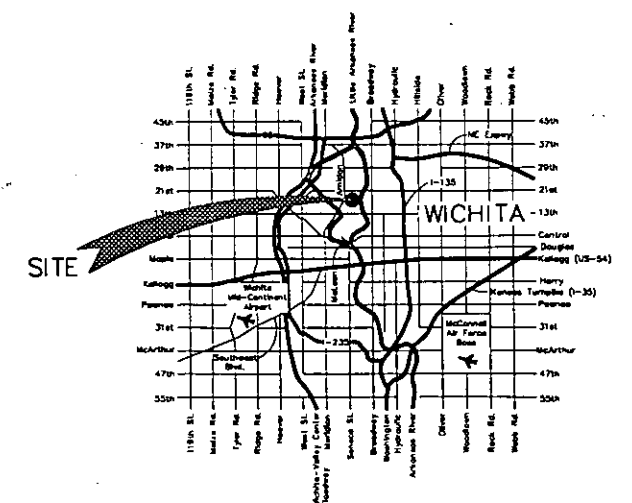
5. Permitted uses: Same as Parcel 2, except tavern and drinking establishment, limited to 16,000 sq. ft. shall be permitted.

6. Waiver of 10' planting strip along 20th St. and Woodrow Ave., but providing a 5' planting strip containing plant material selected to serve as a sufficient planting strip buffer.

Note: The waiver for reducing the required 10' planting adjacent to Woodrow Ave. and 20th St. to 5' is approved provided the rear of any future store does not face Woodrow Ave.

"EXHIBIT"

PROPOSED
BOUNDARIES
OF "GC"



VICINITY MAP

FILENAME: 02038-cup

AM CONSULTING, Inc.
ENGINEERING SERVICES
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