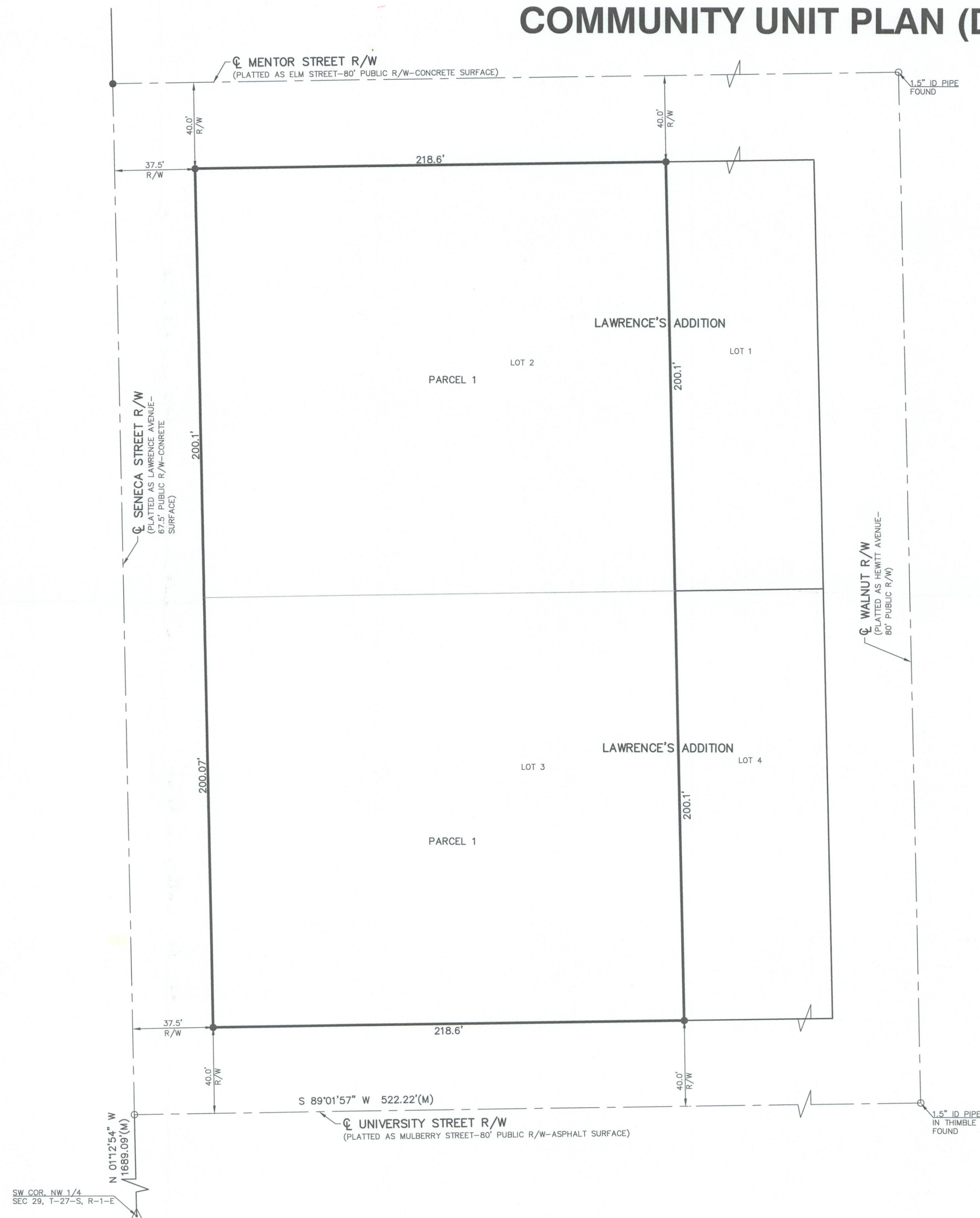


Approved per Amendment
CUP 21-62 12/30/21

LAWRENCE'S ADDITION COMMUNITY UNIT PLAN (DP-348)

APPROVED CUP
MAPE 11/1/2018 MW
City Council 2/3/2019 MW
MAPD Copy 1 of 4



GENERAL NOTES

- THIS DEVELOPMENT CONTAINS 2.00 NET ACRES MORE OR LESS
- PARCEL DESCRIPTIONS:
PARCEL 1
GROSS AREA= 2.00 AC
MAXIMUM COVERAGE=30%
MAX. GROSS FLOOR AREA= 40%
MAX. HEIGHT 35' FOR COMMERCIAL & NONRESIDENTIAL USE, SINGLE FAMILY OR DUPLEX
- PERMITTED USES: PERMITS USES BY RIGHT IN THE LC LIMITED COMMERCIAL ZONING DISTRICT AND THE DO DELANO NEIGHBORHOOD OVERLAY DISTRICT EXCEPT THE FOLLOWING:
NIGHTCLUB IN THE CITY → see resolution for conditions per CUP 2021-62 Approved 12/16/21
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS OF THE UNIFIED ZONING CODE.
- LANDSCAPE AND PARKING LOT SCREENING- SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).
- SIGNAGE SHALL BE AS PERMITTED BY ZONING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF THE LC (LIMITED COMMERCIAL) PROVISIONS OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE ADDITIONAL FOLLOWING CONDITIONS:
THE DESIGN OF THE SIGNAGE SHALL BE APPROVED BY THE DELANO DESIGN ADVISORY COMMITTEE, WITH APPEAL TO THE CITY COUNCIL PER THE PROCESS OUTLINED IN THE DO DELANO NEIGHBORHOOD OVERLAY DISTRICT.
NO PORTABLE OR MOVING SIGNS SHALL BE ALLOWED.
- THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF; BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED, HOWEVER, THE PLANNING DIRECTOR, 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.
- MINIMUM SETBACK REQUIREMENTS:
COMMERCIAL USES- FRONT SETBACK.....0'
REAR SETBACK.....0'
INTERIOR SIDE SETBACK...0' (EXCEPT WHEN NEXT TO PROPERTY ZONED TF-3 TWO FAMILY RESIDENTIAL OR MORE RESTRICTIVE, THEN THE COMPATIBILITY SETBACK OF THE UNIFIED ZONING CODE SHALL APPLY.)
STREET SIDE SETBACK...10'
- NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY MUNICIPAL WATER AND SEWER SERVICES.
- CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL RETAIL, COMMERCIAL OR OFFICE USES ON LAND COVERED BY THE C.U.P.
- LOADING AREAS, TRASH RECEPTACLES, AND ACCESSORY OUTSIDE STORAGE AREAS IN THE CUP SHALL BE SCREENED FROM GROUND LEVEL VIEW.
- SCREENING FENCES/WALLS SHALL BE PER THE UZC EXCEPT THAT, ARCHITECTURAL TILE, FAUX MASONRY, METAL, AND OTHER ARCHITECTURAL MATERIALS SHALL BE ALLOWED COMPONENTS OF THE SCREENING FENCES/WALLS FOR AESTHETIC PURPOSES. THE SPECIFIC SCREENING DESIGN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING.

LEGAL DESCRIPTION:

LOT 2, BLOCK 6, EXCEPT THE WEST 7.5 FEET FOR STREET, LAWRENCE'S ADDITION TO WEST WICHITA, SEDGWICK COUNTY, KANSAS
AND
LOT 3, BLOCK 6, EXCEPT THE WEST 7.5 FEET FOR STREET, LAWRENCE'S ADDITION TO WEST WICHITA, SEDGWICK COUNTY, KANSAS



Wichita-Sedgwick County Metropolitan Area Planning Department

December 30, 2021

Emmanuel Kolluri
524 S Seneca Street
Wichita, KS 67213

RE: CUP2021-00062: City request to amend Community Unit Plan CUP DP-348 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1; generally located at the northwest corner of S. Seneca Street and W. University Avenue (524 S. Seneca).

Dear Applicant;

At its regular meeting on **December 16, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The amendment shall apply only to Parcel 1.
2. No outdoor entertainment shall be allowed.
3. Music and Entertainment shall be allowed Sunday – Thursday until 12 a.m., and 2 a.m. on Friday and Saturday.
4. The owner shall provide on-site security after 11 p.m. until closing
5. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
6. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within **60 days** after approval of this case by the Governing Body, or the request shall be considered denied and closed.

No protests were received the action of the MAPC is final.

Sincerely,

A handwritten signature in blue ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR, District IV
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2021

Emmanuel Kolluri
524 S Seneca Street
Wichita, KS 67213

RE: CUP2021-00062: City request to amend Community Unit Plan CUP DP-348 to allow a restaurant/bar with entertainment (defined as Night Club in the City), on LC Limited Commercial zoned Parcel 1; generally located at the northwest corner of S. Seneca Street and W. University Avenue (524 S. Seneca).

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3. Music and Entertainment shall be allowed Sunday – Thursday until 12 a.m., and 2 a.m. on Friday and Saturday.
4. The owner shall provide on-site security after 11 p.m. until closing
5. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
6. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within **60 days** after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a 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 December 30, 2021.** 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 **December 30, 2021 at 5:00 p.m.**

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, January 18, 2022** beginning at 9:00 a.m.

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,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR, District IV
Jeff VanZandt, Assistant City Attorney, Mail Stop 1-72

CONDITIONAL USE RESOLUTION NO. CUP2021-00062 DP-348 AMENDMENT #1

WHEREAS, New Friends LLC, Owners; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests an Amendment on LC Limited Commercial zoning to Lawrence's Addition CUP DP-348, Parcel 1 as follows:

The North 70 feet of the West 150 feet of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, Except the West 7.5 feet thereof. (PIN: 00198781); and

The North 65 feet of the West 150 feet of the South 130 feet of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, together with that portion of vacated alley accruing thereto on the East. (PIN: 00442138); and

The South 65 feet of the West 100 feet of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, Except the West 7.5 feet thereof. (PIN: 00198788); and

A tract of land beginning at a point 100 feet East of the Southwest corner of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas; thence North 65 feet; thence East 50 feet; thence South 65 feet; thence West 50 feet to the place of beginning, together with that portion of vacated alley accruing thereto on the East. (PIN: 00198785); and

Part of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 166 feet East of the Southwest corner of said Lot 3; thence North 200 feet; thence East 60 feet; thence South 200 feet; thence West 60 feet to the place of beginning. (PIN: 00198794); and

The East 60 feet of Lot 2, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, together with that portion of vacated alley accruing thereto on the West (PIN: 00198773)

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of December 16, 2021, consider said application; and

WHEREAS, the MAPC has authority to amend Community Unit Plan DP-348, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved on property described as:

The North 70 feet of the West 150 feet of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, Except the West 7.5 feet thereof. (PIN: 00198781); and

The North 65 feet of the West 150 feet of the South 130 feet of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, together with that portion of vacated alley accruing thereto on the East. (PIN: 00442138); and

The South 65 feet of the West 100 feet of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, Except the West 7.5 feet thereof. (PIN: 00198788); and

A tract of land beginning at a point 100 feet East of the Southwest corner of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas; thence North 65 feet; thence East 50 feet; thence South 65 feet; thence West 50 feet to the place of beginning, together with that portion of vacated alley accruing thereto on the East. (PIN: 00198785); and

Part of Lot 3, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 166 feet East of the Southwest corner of said Lot 3; thence North 200 feet; thence East 60 feet; thence South 200 feet; thence West 60 feet to the place of beginning. (PIN: 00198794); and

The East 60 feet of Lot 2, Block 6, in Lawrence Addition to West Wichita, Sedgwick County, Kansas, together with that portion of vacated alley accruing thereto on the West (PIN: 00198773)

DP-348 shall be amended as follows:

1. The amendment shall apply only to Parcel 1.
2. No outdoor entertainment shall be allowed.
3. Music and Entertainment shall be allowed Sunday – Thursday until 12 a.m., and 2 a.m. on Friday and Saturday.
4. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
5. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the “Official Zoning District Map” on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

Adopted this **16th Day of December, 2021**

METROPOLITAN AREA PLANNING COMMISSION



Ann Fox, Vice-Chairman for William M. Johnson, Chairman MAPC

ATTEST:



Scott Wadle, Secretary



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	168364	WIC-11-11-21	OCA 150004	\$126.00	1	15.00 in

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

Copy of ad content
is on the next page

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 11/11/2021
Ending Issue of: 11/11/2021

STATE OF KANSAS)

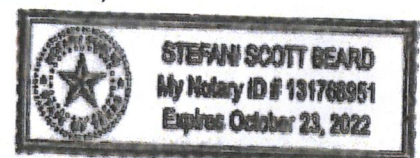
SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 11/11/2021 to 11/11/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 12/20/2021

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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AGENDA ITEM NO. _____

STAFF REPORT
MAPC December 2, 2021
DAB IV December 6, 2021

CASE NUMBER: CUP2021-00062(City)

APPLICANT/AGENT: Emmanuel Kolluri (owner/applicant)

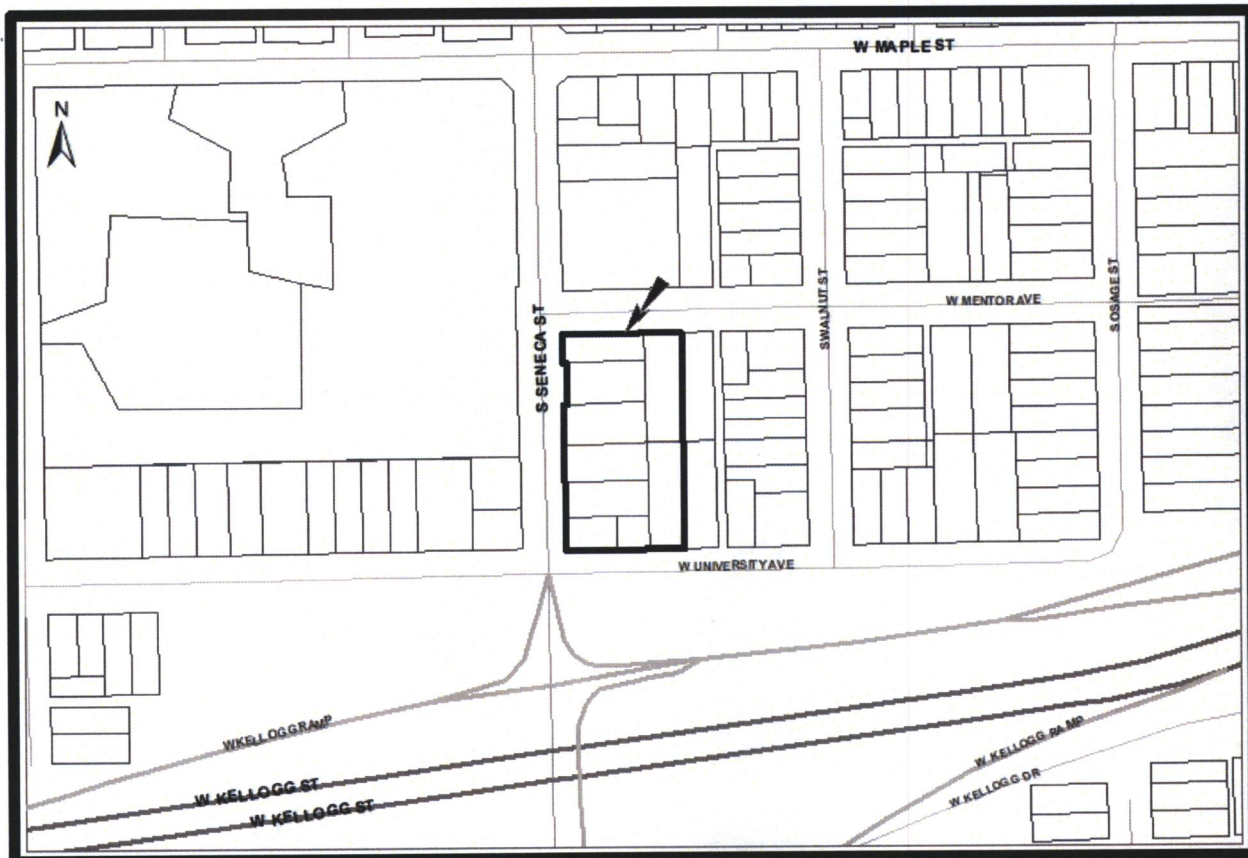
REQUEST: Amendment #1 to DP-348 Lawrence's Addition Community Unit Plan

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 2.08 acres

LOCATION: Northeast corner of South Seneca Street and West University Avenue (512, 516, and 524 S. Seneca Street)

PROPOSED USE: Allow Nightclub in the City as a permitted use for Parcel 1



BACKGROUND: The subject site is located in Lawrence's Addition Community Unit Plan (CUP) DP-348, which is located at northeast corner of South Seneca Street and West University Avenue (512, 516, and 524 S. Seneca Street). The subject site is zoned LC Limited Commercial. The property is located on the east side of South Seneca Street approximately 200 feet north of the US 54 exit ramp onto South Seneca Street. The building is occupied by Clutch House restaurant. The restaurant serves alcohol and would like to provide entertainment, such as live music. By definition, this is considered a Nightclub in the City, by the Unified Zoning Code (UZC). The applicants are requesting an amendment to Parcel 1 to allow expanded uses that are considered as a "Nightclub in the City". Lawrence's Addition CUP has one (1) Parcel.

If this property was not located in the CUP, the applicant would be required to apply for a conditional use permit for the requested use. Section III-D.6.w of the Unified Zoning Code requires a conditional use for Nightclub in the City when it is located within 300 feet of a church or place of worship; public park; public or parochial school; or residential zoning district. An SF-5 Single-Family zoned property is located southwest of the subject site. An amendment to the CUP acts in lieu of a conditional use because the public hearing process is the same.

Property north of the subject site is zoned LC and is developed as a warehouse distribution and storage facility. Properties east of the subject site are zoned SF-5 Single-Family Residential and are developed with single-family residences. Property west of the subject site is zoned MF-29 Multi-Family residential and is currently undeveloped, and B Multi-Family Residential and is developed as a nursing home and assisted living facility. Property south of the subject site is US 54 right-of-way. A six-foot privacy fence with landscaping along the east property line is in place as required by the original CUP approved by City Council on February 3, 2019.

The applicant is requesting the following amendment to CUP DP-348 indicated by bold, red, italic font:

General Provision 3:

Permitted Uses: Permits uses by right in the LC Limited Commercial Zoning District and the DO Delano Neighborhood Overlay Zoning District ***and Nightclub in the City.***

CASE HISTORY: The land of this CUP was originally platted as part of Lawrence's Addition to West Wichita on December 8th, 1884. The property was re-zoned from SF-5, TF-3 Two-Family Residential and MF-18 Multi-Family Residential to Limited Commercial in 2010 (2010-00029) and 2017 (ZON2017-00043). No protective overlays were included in either case. On February 5, 2019, Lawrence's Addition Community Unit Plan DP-348 was approved by Wichita City Council.

ADJACENT ZONING AND LAND USE:

North:	LC	Warehouse distribution and storage facility
South:	R-O-W	US 54
West:	MF-29, B	Undeveloped land, Nursing Home and Assisted Living Facility
East:	SF-5	Single-Family residences

PUBLIC SERVICES: All municipal services are in place and can accommodate the required services to the site. The site has access to South Seneca Street (80 ft. Right-of-Way), a four-lane, paved arterial street with landscaped islands and travel in both directions; and West University Avenue (70 ft. Right-of-Way), a local collector street with travel in both directions. Sidewalks are located on both sides of South Seneca Street and the north side of West University Avenue, as well as Wichita Transit bus stops. There may be minimal increase in traffic for this location.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the "Established Central Area. The Plan's 2035 *Wichita Future Growth Concept Map* identifies this location as "Residential;" however the site was rezoned to LC to allow

commercial development at the South Seneca arterial street and US 54 intersection. Locational Guidelines, Development Pattern 1.c states that “major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors. Given the rezoning modifications to this area, staff finds this amendment is in conformance with the Community Investments Plan.

The site is also in the Established Central Area (ECA) identified in the *Wichita: Places for People Plan* as a Community Core and an area of stability. Community Cores are intended to serve multiple neighborhoods near major arterial intersections. Community Cores are designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services provided to a wider community. Given the rezoning modifications to this area, staff finds this amendment is in conformance with the *Wichita Places for People Plan*.

The Delano Neighborhood Plan 2019 depicts the subject site as appropriate for “commercial” uses and is identified as a “Gateway” to the Delano District. A vision statement for Delano is provided as follows, “Delano is a historic and vibrant neighborhood that offers residents and the broader community diverse dining, entertainment, residential, and shopping opportunities within a pedestrian-oriented urban district.” The proposed amendment is in compliance with the Delano Neighborhood Plan.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the amendment to CUP DP-348 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

- A. **APPROVE** the Amendment to CUP DP-348, subject to the following conditions:
1. The amendment shall apply only to Parcel 1.
 2. No outdoor entertainment shall be allowed.
 3. Music and Entertainment shall be allowed Sunday – Thursday until 12 a.m., and 2 a.m. on Friday and Saturday.
 4. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
 5. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, 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: Property north of the subject site is zoned LC, developed as a warehouse distribution and storage facility. Properties east of the subject site are zoned SF-5 Single-Family Residential and are developed with single-family residences. Property west of the subject site is zoned MF-29 Multi-Family residential and is currently undeveloped, and B Multi-Family Residential and is developed as a nursing home and assisted living facility. Property south of the subject site is US 54 right-of-way and is undeveloped.
2. The suitability of the subject property for the uses to which it has been restricted: The site is currently zoned LC, which permits a wide range of residential, office, and limited range commercial uses. This CUP would allow for a continuation of these types of uses, with the addition of Nightclub in the City to allow music and entertainment. There is no zone change associated with this case and the uses are being reasonably and appropriately restricted. The additional use at this site is suitable and there is sufficient parking.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed CUP amendment should not detrimentally impact nearby property owners to any greater extent than what is currently allowed in LC zoning as permitted in the CUP DP-348 language.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it contributes to the area's long term economic opportunity. Regional malls are having to adapt to existing retail trends and denial would presumably represent a loss in economic opportunity to the property owner or future tenants. Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare.

6. CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the "Established Central Area. The Plan's 2035 *Wichita Future Growth Concept Map* identifies this location as "Residential;" however the site was rezoned to LC to allow commercial development at the South Seneca arterial street and US 54. Locational Guidelines, Development Pattern 1.c states that "major commercial and employment centers should be located at intersections of arterial streets and along highways and commercial corridors. Given the rezoning modifications to this area, staff finds this amendment is in conformance with the Community Investments Plan.

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6. Impact of the proposed development on community facilities: Existing improvements are in place to address anticipated demands.

Attachments:

1. Zoning Map
2. Aerial Map
3. Land Use Map
4. CUP DP-348
5. Site Photos

ZONING

RR SF-20 SF-10 SF-5 TF-3 MF-18 MF-29 B MH NO GO NR LC GC CBD OW IP LI IP-A GI AFB U PUD AIRPORT OLD TOWN DELANO OVERLAY

W MAPLE ST
S WALNUT ST
S HANDLEY ST
S DODGE AVE
S EXPOSITION AVE
S MARTINSON AVE
W MENTOR AVE
W UNIVERSITY AVE
W KELLOGG ST
W KELLOGG DR
W HENDRYX AVE
S WALNUT ST
S SENECA ST
S MARTINSON AVE
W DAYTON AVE

Aerial Map



Land Use Map

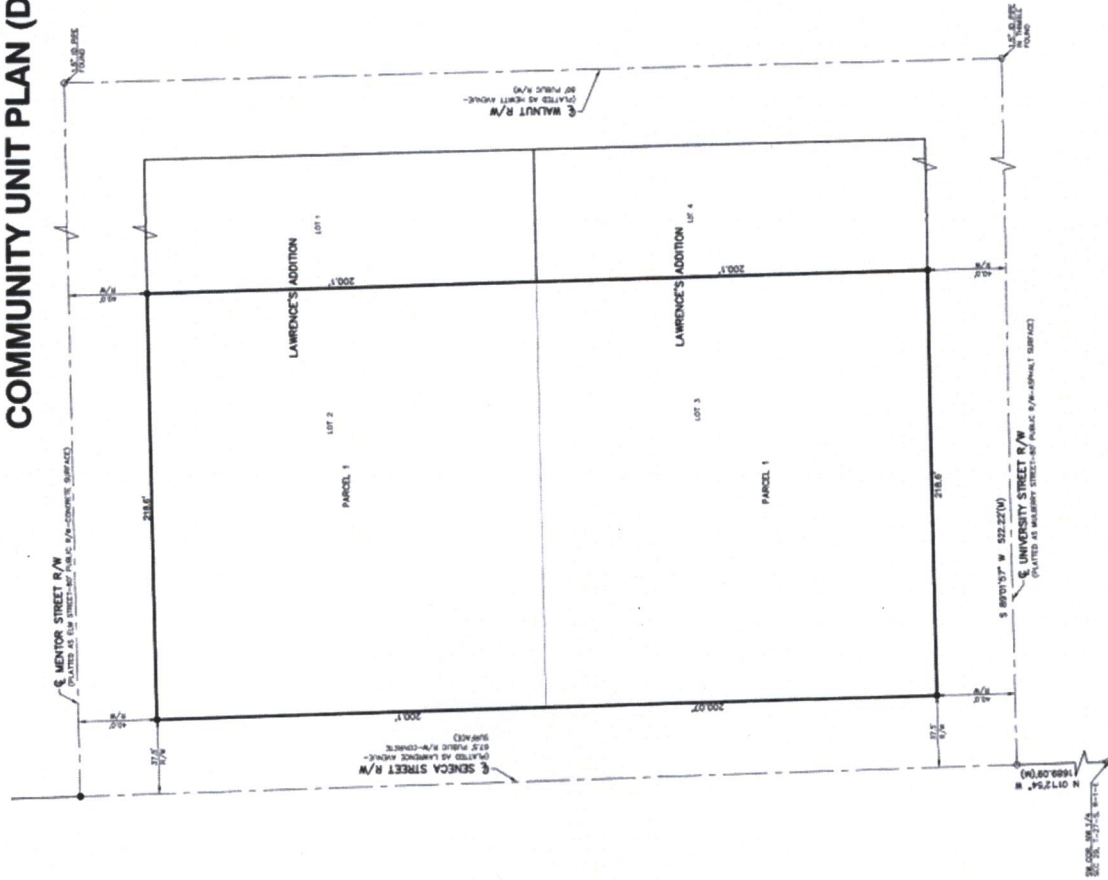
2035 Wichita Future Growth Concept Map

- Legend**
- Established Central Area
 - Residential and Employment Mix
 - New Employment
 - New Residential
 - Wichita City Limits
 - Other Cities
 - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014
- LAND USE**
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas



Map prepared by the Metropolitan Area Planning Commission
in cooperation with the City of Wichita and the County of Sedgewick
for the purpose of planning and development.
The map is not to be used for any other purpose without the express
written consent of the Metropolitan Area Planning Commission.
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- [illegible]

Photos



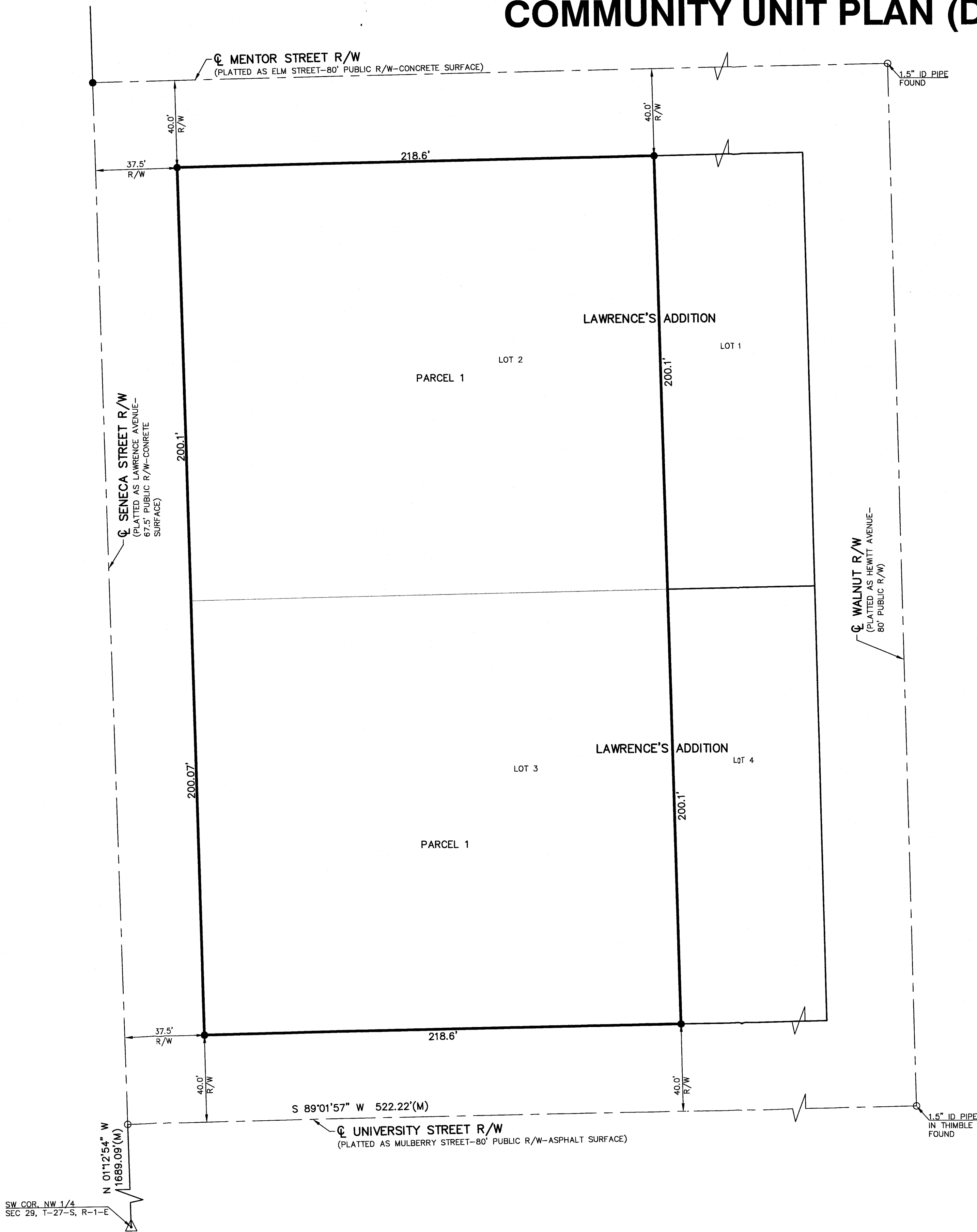
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COMMUNITY UNIT PLAN (DP-348)

APPROVED CUP

11/1/2018 MJ

City Council 2/3/2019 MJ

MAPD Copy 1 of 4



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NIGHTCLUB IN THE CITY

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COMMERCIAL USES- FRONT SETBACK.....0'

REAR SETBACK.....0'

INTERIOR SIDE SETBACK...0' (EXCEPT WHEN NEXT TO PROPERTY ZONED TF-3 TWO FAMILY RESIDENTIAL OR MORE RESTRICTIVE, THEN THE COMPATIBILITY SETBACK OF THE UNIFIED ZONING CODE SHALL APPLY.)

STREET SIDE SETBACK...10'

9. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY MUNICIPAL WATER AND SEWER SERVICES.

10. CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL RETAIL, COMMERCIAL OR OFFICE USES ON LAND COVERED BY THE C.U.P.

11. LOADING AREAS, TRASH RECEPTACLES, AND ACCESSORY OUTSIDE STORAGE AREAS IN THE CUP SHALL BE SCREENED FROM GROUND LEVEL VIEW.

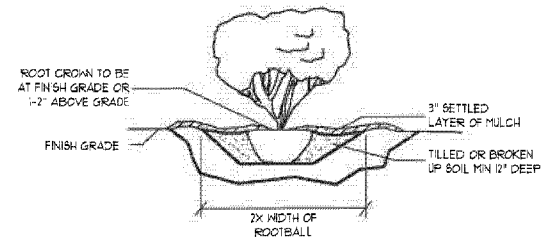
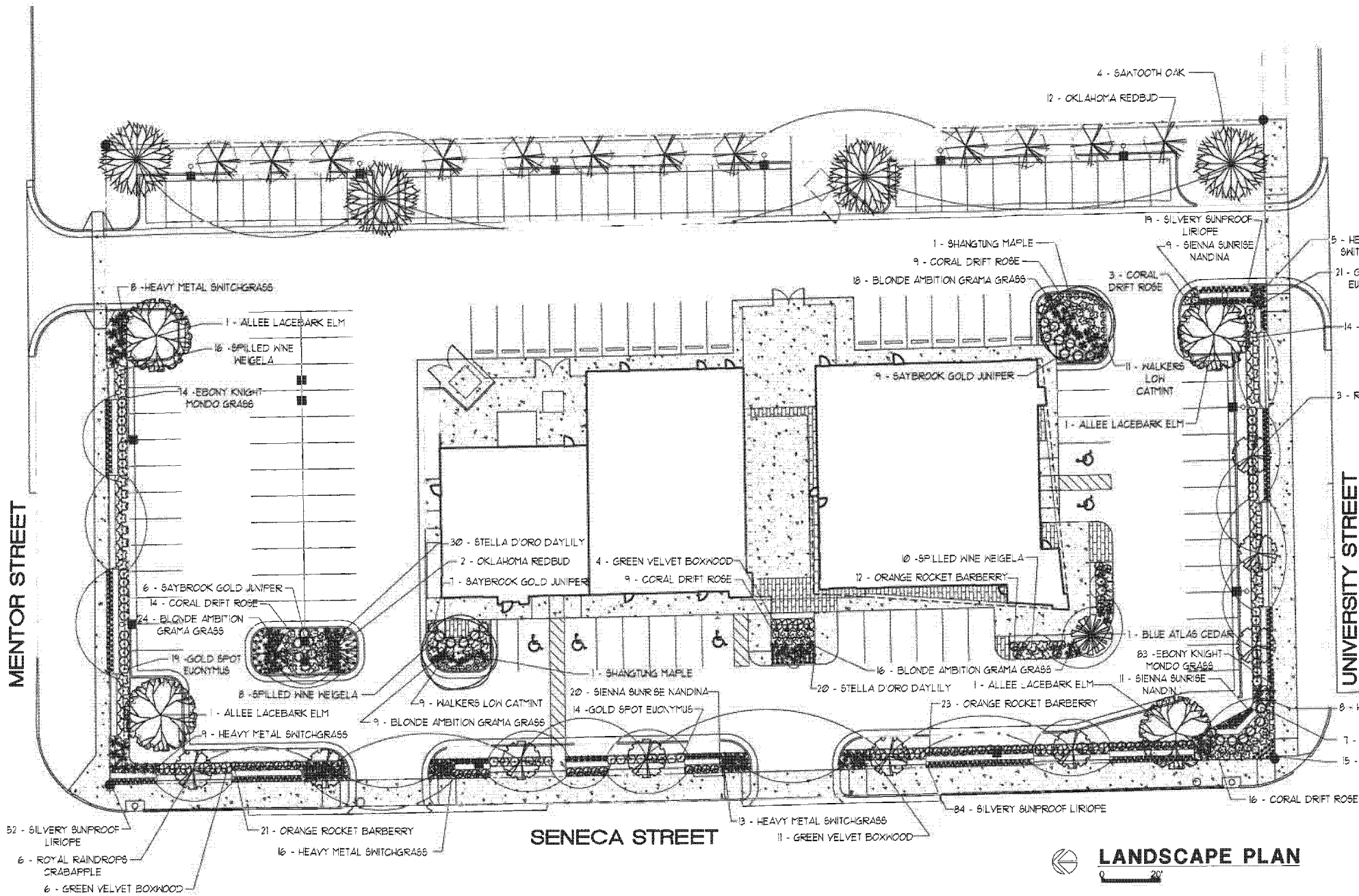
12. SCREENING FENCES/WALLS SHALL BE PER THE UZC EXCEPT THAT, ARCHITECTURAL TILE, FAUX MASONRY, METAL, AND OTHER ARCHITECTURAL MATERIALS SHALL BE ALLOWED COMPONENTS OF THE SCREENING FENCES/WALLS FOR AESTHETIC PURPOSES. THE SPECIFIC SCREENING DESIGN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING.

LEGAL DESCRIPTION:

LOT 2, BLOCK 6, EXCEPT THE WEST 7.5 FEET FOR STREET, LAWRENCE'S ADDITION TO WEST WICHITA, SEDGWICK COUNTY, KANSAS

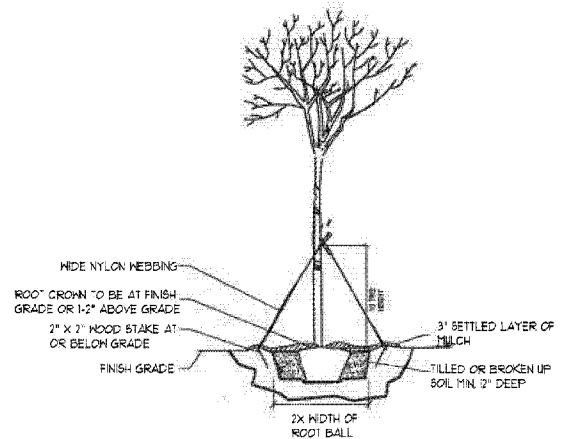
AND

LOT 3, BLOCK 6, EXCEPT THE WEST 7.5 FEET FOR STREET, LAWRENCE'S ADDITION TO WEST WICHITA, SEDGWICK COUNTY, KANSAS



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE

NOT TO SCALE



TREE PLANTING (>1" CAL.)

NOT TO SCALE

NOTES: SPECIFICATIONS AND TREE & SHRUB PLANTING

- ALL LANDSCAPE EDGING SHALL BE PROFESSIONAL GRADE GREEN STEEL. FOLLOW MANUFACTURER'S DIRECTIONS ON PROPER ANCHOR PIN PLACEMENT.
- ALL LANDSCAPE BEDS ARE TO RECEIVE A 3" LAYER OF GRADE A SHREDDED CEDAR MULCH.
- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
- IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOT BALL, WITHOUT DISTURBING THE ROOT BALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
- BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
- PLACE SHREDDED CEDAR MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 3 INCHES.
- FOR TREE: USE THREE 2" X 2" WOOD STAKES DRIVEN INTO THE UNDISTURBED SOIL A MINIMUM OF 16". SPACE STAKES EQUALLY AROUND THE TREE.
- FOR TREE: ATTACH 3/4" NYLON ROPE TO CONNECT THE TREE STAKES. ATTACH THE ROPE AT 1/3 THE TREE HEIGHT.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNKS.

LANDSCAPE PLAN

LANDSCAPE PLAN

APPROVED 10/1/18 BY NES

DP-348

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED: 310 LF OF (AVERAGE) FRONTAGE
X 15 REQUIRED SF FACTOR
4650 SF REQUIRED

LANDSCAPE STREET YARD PROVIDED: 12,064 SF

SHADE TREES REQUIRED: 10 SHADE
SHADE TREES PROVIDED: 6 SHADE + 12 ORNAMENTAL

PARKING STALLS PROVIDED: 121 STALLS

PARKING LOT TREES REQUIRED: 7 SHADE TREES
PARKING LOT TREES PROVIDED: 4 SHADE + 6 ORNAMENTAL
(3 ORNAMENTAL TREES ARE PROVIDED BY STREET YARD REQUIREMENTS)

PARKING LOT SCREENING IS PROVIDED BY SHRUBS

PROPERTY TO THE EAST IS SINGLE FAMILY REQUIRING BUFFER WITH SCREENING
THE EAST PROPERTY LINE IS 400 LF.

BUFFER IS PROVIDED ON THE NORTH SIDE WITH A METAL PRIVACY FENCE.
SCREENING IS PROVIDED WITH 4 SHADE TREES AND 12 ORNAMENTAL TREES.

PLANT SCHEDULE

QUANTITY	PERENNIAL: COMMON NAME	BOTANICAL NAME	SIZE
151	EBONY KNIGHT MONDO GRASS	OPHIOPOGON FLAMMISCAEPUS 'EBONY KNIGHT'	4"
155	SILVERY SUNPROOF LIRIOPE	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	4"
65	STELLA D'ORO DAYLILY	HEMNEROCALLIS 'STELLA D'ORO'	1 GAL.
20	WALKERS LOW CATMINT	NEPETA RACEMOSA 'WALKERS LOW'	1 GAL.
QUANTITY	SHRUB: COMMON NAME	BOTANICAL NAME	SIZE
67	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	3 GAL.
51	CORAL DRIFT ROSE	ROSA MEUOCOS 'CORAL'	3 GAL.
54	GOLD SPOT EUONYMUS	EUONYMUS JAPONICUS 'GOLD SPOT'	2 GAL.
21	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	3 GAL.
89	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	3 GAL.
56	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	2 GAL.
29	SAYBROOK GOLD JUNIPER	JUNIPERUS X MEDIA 'SAYBROOK GOLD'	3 GAL.
40	SIENNA SUNRISE NANDINA	NANDINA DOMESTICA 'SIENNA SUNRISE'	2 GAL.
48	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'	2 GAL.
QUANTITY	TREE: COMMON NAME	BOTANICAL NAME	SIZE
4	ALLEE CHINESE LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE'	25" CAL.
1	BLUE ATLAS CEDAR	CEDRUS ATLANTICA	8'-10' HT.
14	OKLAHOMA REDBUD	CERCIS CANADENSIS VAR. TEXENSIS 'OKLAHOMA'	15" CAL.
9	ROYAL RAINDROPS CRABAPPLE	MALUS X 'ROYAL RAINDROPS'	15" CAL.
4	SANTOOTH OAK	QUERCUS ACUTISSIMA	25" CAL.
2	SHANGTUNG MAPLE	ACER TRUNCATUM	25" CAL.

Rachel
Clark
Landscape Design
& Consultation



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rachelclarkdesign@cox.net

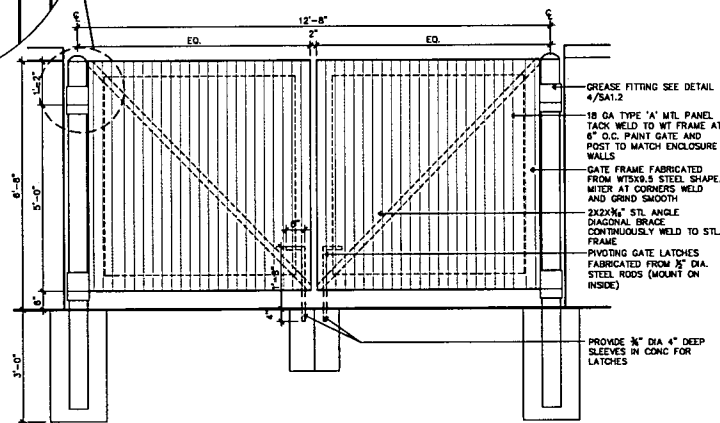
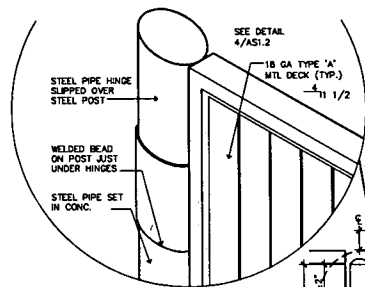
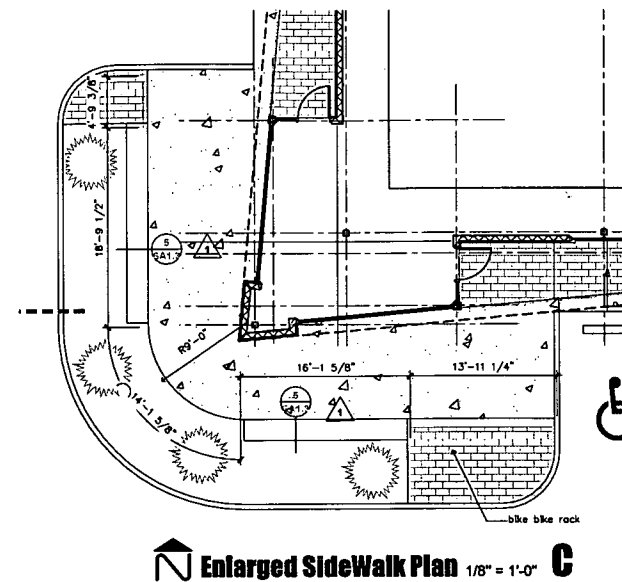
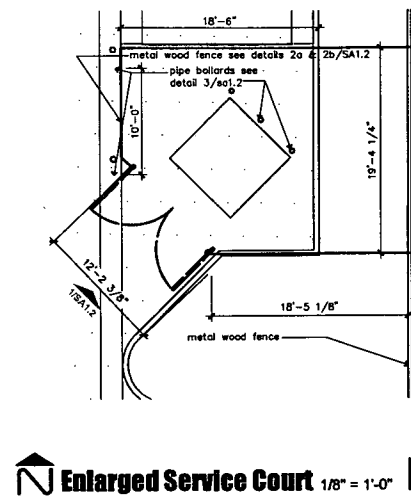
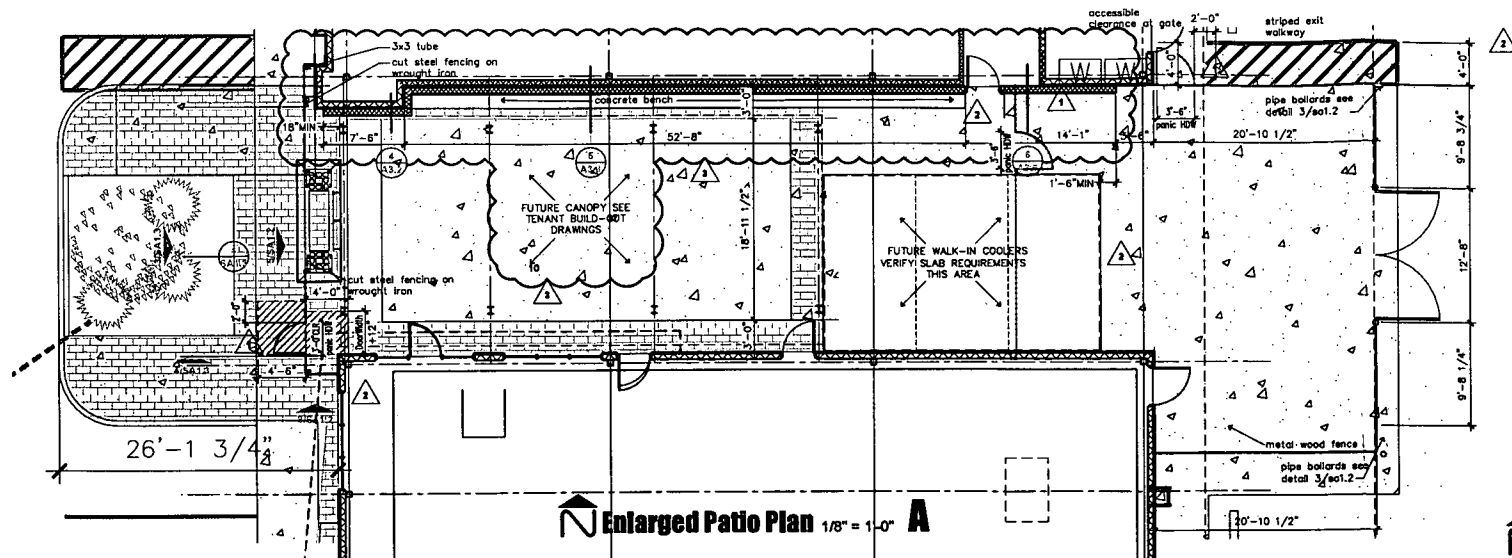
GATES OF DELANO

512, 516 & 524 S. SENECA WICHITA, KS.

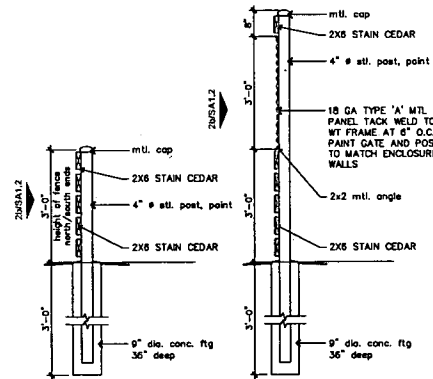
APPROVED

DP-348 Screening Fence per GPR 12

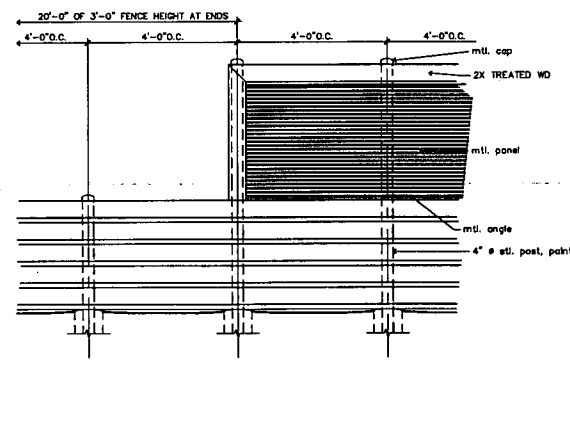
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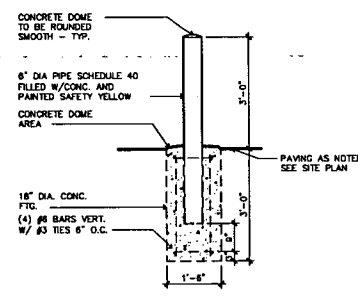
Enclosure gates 1/2" = 1'-0" 1



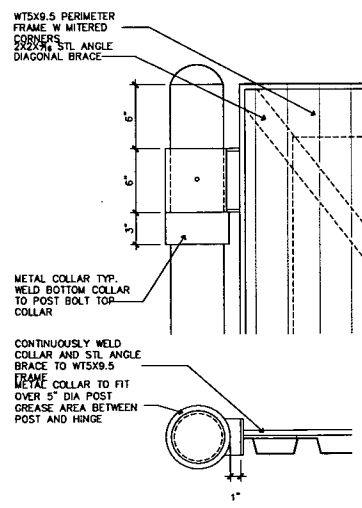
Fence Sections 1/2" = 1'-0" 2a



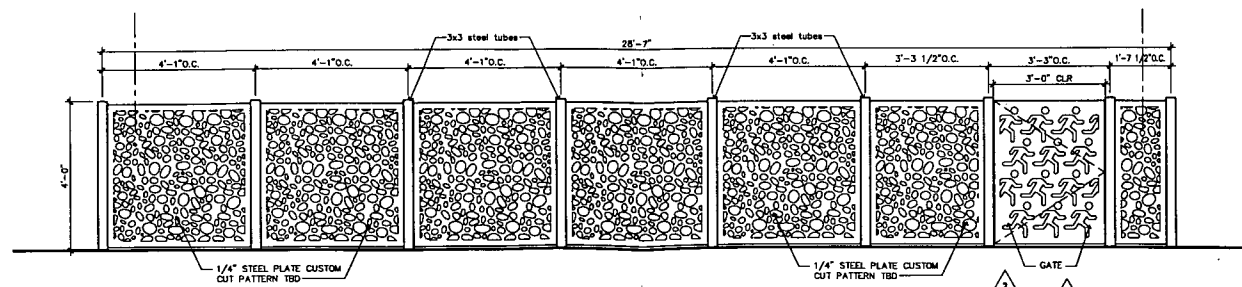
Fence Elevation 1/2" = 1'-0" 2b



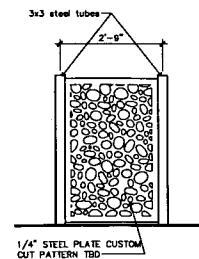
Pipe bollard 1/2" = 1'-0" 3



Detail 1 1/2" = 1'-0" 4



Fence Elevation 1/2" = 1'-0" 5



Fence Elevation 1/2" = 1'-0" 6



3TENSTUDIO.COM 316.258.9309
919 W. 2nd St. Wichita KS 67203



Delano Gate
520 S. Santa Fe St.
Wichita, KS

8.17.2018
FOR PERMIT
10.12.2018
FOR CONSTRUCTION
11.30.2018
REVISIONS
1.18.2019
REVISIONS

SA1.2
site details

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