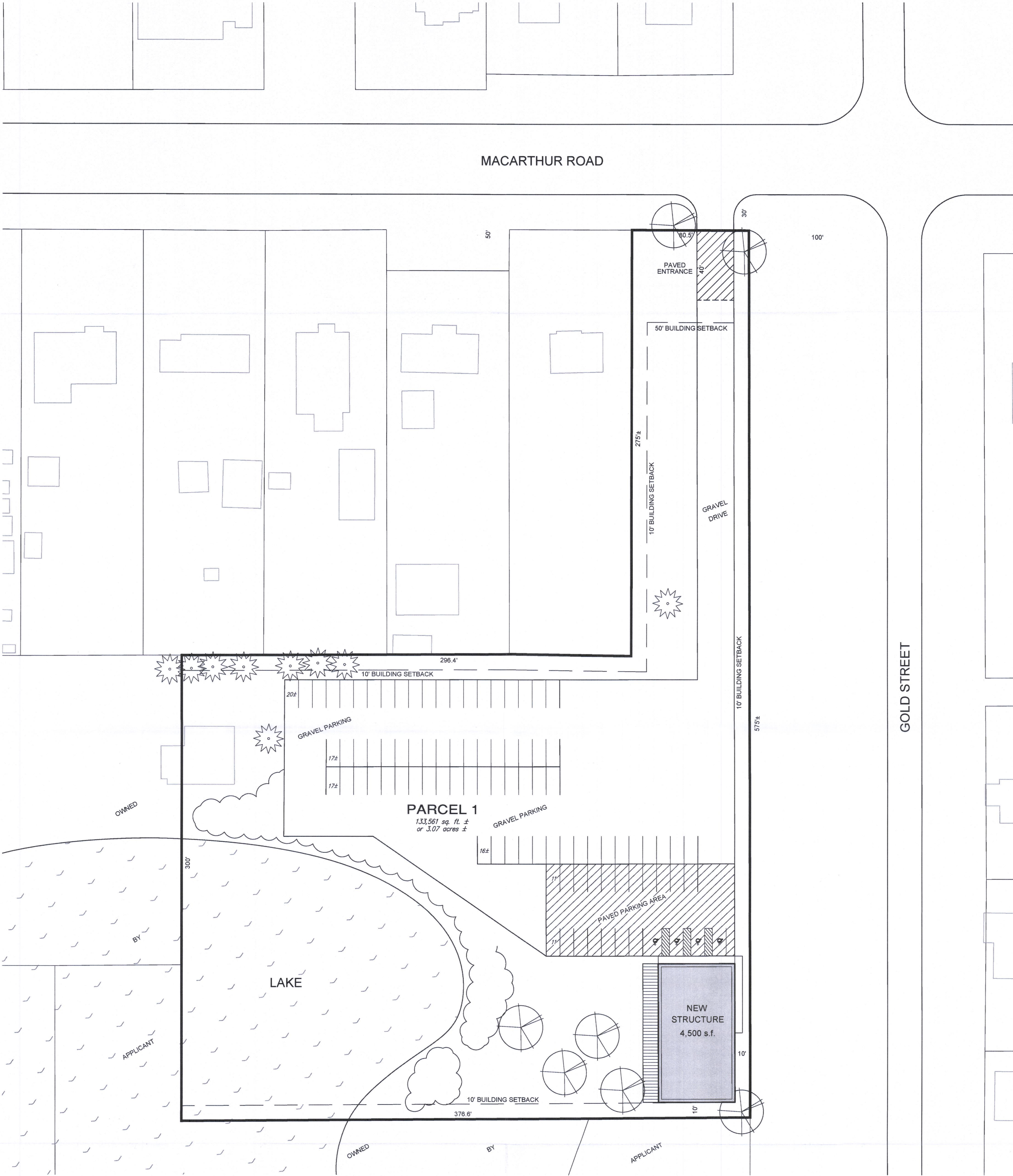


KRISTY EVENT CENTER
PLANNED UNIT DEVELOPMENT
PUD #62



PARCEL 1

GENERAL PROVISIONS:

- A. Net Area: 133,561 sq. ft. ± or 3.07 acres ±
- B. Maximum Building Coverage: 40,070 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 46,750 sq. ft.
- D. Floor Area Ratio: or 35 percent ±
- E. Maximum building height: 55 feet, except for any other structures exempt by the UZC.
- F. Setbacks: As shown on plan.
- G. Unless specified below the Site Development Regulations of the "LC" Limited Commercial zoning district shall apply. Event Center/Nightclub, together with all uses allowed in Limited Commercial Zoning District except no business that is classified as a "drinking establishment," "tavern," "Class A Club," or "Class B Club" as defined in Chapter 4.04, et seq., of the City Code of Ordinances shall be allowed. "Sexually Oriented Businesses", alcohol sales to the general public or the individual sale of liquor by the drink is prohibited. No facility which is open to the general public whereby alcoholic drinks and/or cereal malt beverages are sold by individual drink and consumed on the property shall be allowed.
- The following LC uses shall also be prohibited: Cemetery, Correctional Placement Residence, Recycling Collection Station, Reverse Vending Machine, Animal Care, Car Wash, Convenience Store, Hotel or Motel, Kennel, Marine Facility, Pawnshop, Service Station, Teen Club, Asphalt or Concrete Plant, and Agricultural Research.

LEGAL DESCRIPTION:

Beginning at the Northeast Corner of Northwest Quarter; West 180.5 feet; thence South 300 feet; thence West 296.4 feet; thence South 300 feet; thence East 476.6 feet; thence North 600 feet to the Point of Beginning Except for Right of Way; Section 17-28-1E in Wichita, Sedgwick County, Kansas.

PROJECT DESCRIPTION:

The intent of this Planned Unit Development is to permit the development of an event center facility and other site improvements.

REVISIONS:

Draft Planned Unit Development (PUD2019-03): January 23, 2019
Revised per staff comments: March 11, 2019
Approved by MAPC: March 21, 2019
Approved by City Council: April 23, 2019
Revised per Adm. Adjustment: (PUD2019-18): December 5, 2019

1. Total Gross Area: 3.07 acres±
2. Total Net Area: 3.07 acres±
3. Event Center shall be allowed with the following conditions:
- A. The subject property shall be operated accordance with the development standards contained in Article III, Section III(d)(6)(w) of the Unified Zoning Code.
- B. Prior to the issuance of any permit or license for an event center, a detailed site plan shall be approved by the Director Planning addressing in detail the extent and use of the entire property, including designation of uses for outdoor areas on the property, location and surfacing of circulation drives and parking, and method of compliance with the screening and landscaping requirements of the Unified Zoning Code and Landscape Ordinance.
- C. Outdoor events shall be limited to the areas designated on the approved site plan. No events shall utilize the lake located on and adjacent to the property.
- D. Hours of operation are limited to 6:00 a.m. to midnight, Sunday through Thursday and 1:00 a.m. on Friday and Saturday, except that any outdoor activities must cease operation by 10:30 p.m., Sunday through Thursday, and by 11:00 p.m. on Friday and Saturday.
- E. The event center shall be limited to an occupancy of 130 persons unless greater than 65 on-site parking spaces are provided. In which case, the occupancy of the event center shall be limited to an occupancy of two persons per parking provided.
- F. Parking lot light poles shall be limited to a maximum of 15 feet in height, including the base, and shall be shielded to project the light downward and away from residential areas in accordance with Article III, Section III-D.6.W(4) of the Unified Zoning Code. Parking lot lighting shall be extinguished by 12:30 a.m. Sunday through Thursday and 1:30 a.m. Friday and Saturday.
- G. Events larger than 30 persons shall have private security on-site at all times during the event.
- H. All permits and approvals shall be obtained, with copies placed on file with the Metropolitan Area Building and Construction Department.
4. The use of this property as an event center is also subject to the restrictions of the Supplementary Uses, Article III, Section III(d)(6)(w) as follows:
- A. No additional Parking Spaces or restroom facilities need be provided for the initial sixteen occupants to be served in the outdoor area, but Parking and restroom facilities shall be provided to full Code requirements for the portions of the permitted occupant load exceeding sixteen persons.
- B. No noise generated in conjunction with the outdoor use shall exceed a sound level of five decibels as measured on the 'A' scale of a sound pressure level meter over the normal background noise that is discernible at any property line of a lot within 1,000 feet that has a residential zoning classification. Normal back-ground noise shall be established by taking the average of ten sound level readings in any ten-minute period.

- C. The outdoor area shall be screened from ground level view from any residential-zoned property within 150 feet of the outdoor area, by screening in accordance with the requirements of Section IV-B.
- D. If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses. The lighting shall be in compliance with the lighting requirements of Section IV-B.4.
- E. The outdoor use shall be designed and maintained in compliance with all other licenses, regulations and requirements of the fire, health, and building codes, including requirements for emergency access to or from any barriers that limit ingress or egress.
5. ~~Parking requirements:~~ Paved parking shall be provided to the extent required by a Retail, General land use in the Limited Commercial zoning district. However, at least twenty paved parking spaces shall be required, including handicap spaces, regardless of the building square footage. The required handicap parking spaces shall be on the paved parking area. Gravel parking shall be allowed to accommodate any additional parking required by an event center.
6. ~~Signage:~~ Limited to signage allowed in the Limited Commercial zoning district.
7. ~~Access:~~ Limited to one access point to MacArthur. One emergency-only access point will be allowed to South Gold Street, subject to the location shown on the plot. The first 40 feet of the access drive from MacArthur shall be paved. Gravel allowed on the remaining access drive, interior drives, and parking areas.
8. ~~Screening:~~ Existing metal fence along north property line allowed as required screening. Any other screening required shall be to City code.
9. Landscaping shall be required per the landscape ordinance.
10. Platting is required prior to the issuance of any building permit.

As per AA PUD 2019-18 belmorga
12-5-2019
APPROVED PUD
MAPC 3-21-2019 belm.
WCC 4-23-2019 belm.
MAPD Copy 1 of 4

PUD #62
KRISTY EVENT CENTER
PLANNED UNIT DEVELOPMENT



BAUGHMAN



SCALE: 1" = 30'

PUD #62

PAVED
ENTRANCE

50' BUILDING SETBACK

10' BUILDING SETBACK

GRAVEL
DRIVE

10' BUILDING SETBACK

GOLD STREET

OWNED

APPLICANT

LAKE

PARCEL
133,561 sq. ft. ±
or 3.07 acres ±

GRAVEL PARKING

PAVED PARKING

NEW
STRUCTURE
4,500 s.f.

GENERAL PROVISIONS:

- | | |
|-------------------------------|--|
| A. Net Area: | 133,561 sq. ft. ±
or 3.07 acres ± |
| B. Maximum Building Coverage: | 40,070 sq.ft.
or 30 percent |
| C. Maximum Gross Floor Area: | 46,750 sq.ft. |
| D. Floor Area Ratio: | or 35 percent ± |
| E. Maximum building height: | 55 feet, except for any other structures
exempt by the UZC. |
| F. Setbacks: | As shown on plan. |
- G. Unless specified below the Site Development Regulations of the "LC" Limited Commercial zoning district shall apply. Event Center/Nightclub, together with all uses allowed in Limited Commercial Zoning District except no business that is classified as a "drinking establishment," "tavern," "Class A Club," or "Class B Club" as defined in Chapter 4.04, et seq., of the City Code of Ordinances shall be allowed. "Seasonally Oriented Businesses", alcohol sales to the general public or the individual sale of liquor by the drink is prohibited. No facility which is open to the general public whereby alcoholic drinks and/or cereal malt beverages are sold by individual drink and consumed on the property shall be allowed.
- The following LC uses shall also be prohibited: Cemetery, Correctional Placement Residence, Recycling Allocation Station, Reverse Vending Machines, Amusement Cans, Car Wash, Convenience Store, Hotel or Motel, Kennel, Marine Facility, Pawnshop, Service Station, Teen Club, Asphalt or Concrete Plant, and Agricultural Research.

Beginning at the Northeast Corner of Northwest Quarter; West 180.5 feet; thence South 300 feet; thence West 296.4 feet; thence South 300 feet; thence E. 476.6 feet; thence North 600 feet to the Point of Beginning Except for Right of Way, Section 17-28-1E in Wichita, Sedgwick County, Kansas.

The intent of this Planned Unit Development is to permit the development of an event center facility and other site improvements.

<i>Draft Planned Unit Development (PUD2019-03):</i>	<i>January 23, 2019</i>
<i>Revised per staff comments:</i>	<i>March 11, 2019</i>
<i>Approved by MAPC:</i>	<i>March 21, 2019</i>
<i>Approved by City Council:</i>	<i>April 23, 2019</i>

3. Total Gross Area: 3.07 acres
4. Total Net Area: 3.07 acres
5. Event Center shall be allowed with the following conditions:
- A. The subject property shall be operated accordance with the development standards contained in Article III, Section III(d)(5)(iv) of the Unified Zoning Code.
- B. Prior to the issuance of any permit or license for an event center, a detailed site plan shall be approved by the Planning Commission detailing the extent and use of the entire property, including designation of uses for outdoor areas on the property, location and surfacing of circulation drives and parking, and method of compliance with the screening and landscaping requirements of the Unified Zoning Code and Landscape Ordinance.
- C. Outdoor events shall be limited to the areas designated on the approved site plan. No events shall utilize the lake located on and adjacent to the property.
- D. Hours of operation are limited to 8:00 a.m. to midnight, Sunday through Thursday and 1:00 a.m. on Friday and Saturday, except that any outdoor activities must cease operation by 10:30 p.m., Sunday through Thursday, and by 11:00 p.m. on Friday and Saturday.
- E. The event center shall be limited to an occupancy of 130 persons unless greater than 65 on-site parking spaces are provided. In which case, the occupancy of the event center shall be limited to an occupancy of two persons per parking provided.
- F. Parking lot light poles shall be limited to a maximum of 15 feet in height, including the base, and shall be shielded to protect the light downward and away from residential areas in accordance with Article III, Section III(d)(5)(iv)(4) of the Unified Zoning Code. Parking lot lighting shall be extinguished by 12:30 a.m. Sunday through Thursday and 1:30 a.m. Friday and Saturday.
- G. Events larger than 30 persons shall have private security on-site at all times during the event.
- H. All permits and approvals shall be obtained, with copies placed on file with the Metropolitan Area Building and Construction Department.
6. The use of this property as an event center is also subject to the restrictions of the Supplementary Uses, Article III, Section III(d)(6)(v) as follows:
- A. No additional Parking Spaces or restroom facilities need be provided for the initial sixteen occupants to be served in the outdoor area, but Parking and restroom facilities shall be provided to full Code requirements for the portions of the permitted occupant load exceeding sixteen persons.
- B. No noise generated in conjunction with the outdoor use shall exceed a sound level of five decibels as measured on the "A" scale of a sound pressure level meter over the normal background noise that is discernible at any point on a line of sight within 1,000 feet that has a residential zoning classification. Normal background noise shall be established by taking the average of ten sound level readings in any ten-minute period.
- C. The outdoor area shall be screened from ground level view from any residential-zoned property within 150 feet of the outdoor area, by screening in accordance with the requirements of Section IV-B-4.
- D. If lighting facilities are provided, the intensity of light and arrangements of reflectors shall be such as not to interfere with residential uses. The lighting shall be in compliance with the lighting requirements of Section IV-B-4.
- E. The outdoor use shall be designed and maintained in compliance with all other licenses, regulations and requirements of the fire, health, and building codes, including requirements for emergency access to or from any barriers that limit ingress or egress.
7. **Parking requirements:** Paved parking shall be provided to the extent required by a Retail, General land use in the Limited Commercial zoning district. However, at least twenty paved parking spaces shall be required, including handicap spaces, regardless of the building square footage. The required handicap parking spaces shall be on the paved parking area. Gravel parking shall be allowed to accommodate any additional parking required by an event center.
8. **Signage:** Limited to signage allowed in the Limited Commercial zoning district.
9. **Access:** Limited to one access point to MacArthur. No access allowed to Gold Street. The first 40 feet of the access drive from MacArthur shall be paved. Gravel allowed on the remaining access drive, interior drives, and parking areas.
10. **Screening:** Existing metal fence along north property line allowed as required screening. Any other screening required shall be to City code.
11. Landscaping shall be required per the landscape ordinance.
12. Platting is required prior to the issuance of any building permit.
- PUD 2019-03
- APPROVED PUD**
- MAP 3-21-2019 *Amoroso*
- 12/18/19 4-12-2020 *Amoroso*
- PUD #62**
- KRISTY EVENT CENTER
PLANNED UNIT DEVELOPMENT

Run 2019-03

PUD #62

KRISTY EVENT CENTER
PLANNED UNIT DEVELOPMENT

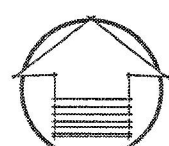


BAUGHMAN

APPROVED PID

MAPO 3-21-2019 Remoran
HSC 4-23-2019 Remoran

INAPD COPY 2034



SCALE: 1" = 30'

(OCA 150004) PUBLISHED IN THE WICHITA EAGLE ON May 10, 2019

ORDINANCE NO. 50-959

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. PUD2019-00003

City zone change request from LC Limited Commercial to Planned Unit Development (PUD #62 Kristy Event Center) to Allow an Event Center with Gravel Parking Area, Located West of I-235 on the South Side of West MacArthur Road at the Southwest Corner of South Gold Street and West MacArthur Road on property legally described as:

Beginning at the Northeast corner of the Northwest Quarter of Section 17, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence West 180.5 feet; thence South 300 feet; thence West 296.4 feet; thence South 300 feet; thence East 476.6 feet, more or less, to the east line of the Northwest Quarter; thence North 600 feet to beginning, except that part condemned by the City of Wichita in District Court Case No. C-19427; Generally Located West of I-235 on the South Side of West MacArthur Road at the Southwest Corner of South Gold Street and West MacArthur Road (537 West MacArthur Road).

SECTION 2. That upon the taking effect of this ordinance, the above zoning change 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 7th day of May, 2019.

Jeff Longwell
Jeff Longwell, Mayor

ATTEST:

Karen Sublett
Karen Sublett, City Clerk



Approved as to form: Jennifer Magaña
Jennifer Magaña, City Attorney and Director of Law

STAFF REPORT
MAPC March 21, 2019
DAB IV April 1, 2019

CASE NUMBER: PUD2019-00003

APPLICANT/AGENT: Mark Sr., LLC (Owner/Applicant); Ferris Consulting – Greg Ferris (Agent)

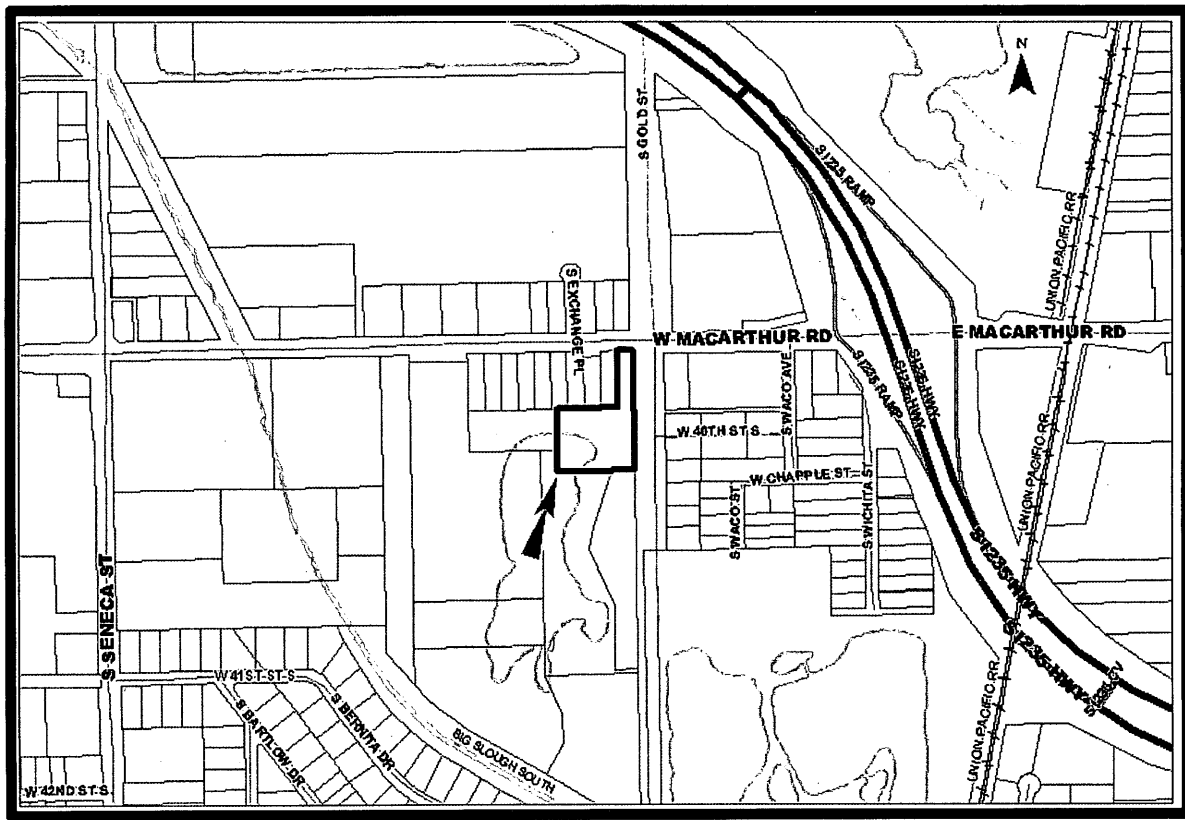
REQUEST: Rezone to Planned Unit Development in order to modify requirements of current zoning

CURRENT ZONING: LC Limited Commercial District and Conditional Use for an Event Center in the City

SITE SIZE: 3.07 acres

LOCATION: Generally located on the south side of MacArthur Road and west side of Gold Street to the west of I-235 (537 West MacArthur Road)

PROPOSED USE: Event Center



BACKGROUND: The applicant is requesting a change in zoning from LC Limited Commercial with a Conditional Use for an event center to a PUD Planned Unit Development in order to modify the existing parking requirements. The PUD requirements include hours of operation, restriction of uses, lighting, security, etc. The property is located approximately 1,200 feet west of Interstate 235 and West MacArthur Road at the southwest corner of Gold Street and West MacArthur Road (537 W. MacArthur Road).

The property is bordered on the south by the applicant's lake. The large lot on the lake makes the site an appealing locale for an event center. The proposed site would be along the lake which is the farthest area on the property from the residential lots not owned by the applicant. The PUD does not permit recreational use of the lake, which is not included in the application area.

The rezoning is necessary to be able develop the event center with a rural ambiance and wants to reduce the amount of paved surfaces required by the existing Conditional Use by allowing a gravel parking area and a gravel driveway. The subject property abuts residentially-zoned properties to the north, south and west and is across the street from residentially-zoned property to the east.

A project site plan was submitted with the application and is attached. There is a proposed new 4,500 square foot building, paved parking area with 22 paved spaces including handicapped parking, a gravel parking area that provides 60 spaces and a gravel driveway off MacArthur Road. It is presumed this building will be the primary facility for all indoor activities. Outdoor events are limited to areas designated on the approved site plan. The site plan indicates a landscape buffer along the south half of the east property line; however, the UZC and Landscape Ordinance requires screening and landscaping to be provided along the north, south, and west property lines also.

The area surrounding this property is mostly residential, with single-family homes located immediately north of the property, on the east side of Gold Street, and on the north side of MacArthur Road. There are commercial uses on the south side of MacArthur Road, on the east side of Gold Street, as well as a commercial use on the north side of MacArthur Road to the west of the entrance to the subject property. Further north of MacArthur on the west side of Gold Street is zoned for commercial uses. Industrial uses are northeast of the property.

The MacArthur Beach Community Unit Plan (DP-72) adjoins this property to the south and west. The bulk of the improvements on this property are the MacArthur's Lake Apartments, which will be west of the location of the proposed new building across the lake.

CASE HISTORY: The property is not platted. In January of 2018, the property located at 537 W. MacArthur was rezoned to Limited Commercial with a Conditional Use for an event center (ZON2018-00003 & CON2018-00006). There are no other zoning cases shown for this property.

ADJACENT ZONING AND LAND USE:

NORTH:	GC and SF-5	Single-family residential and commercial
SOUTH:	MF-29 Multi-Family	Vacant/recreational
EAST:	SF-5	Residential
WEST:	SF-5	Vacant

PUBLIC SERVICES: West MacArthur Road is a fully improved arterial street. No access is available from Gold Street. The project site plan does not address issues such as connection to water and sanitary sewer service or the provision of fire protection services. These public service issues will be addressed through the platting process prior to the issuance of any building permit for the event center.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as residential on the Future Growth Map Concept Map. This location is also within the South Wichita/Haysville Plan area. While the proposed land use is inconsistent with the future land use designation for this area, recently approved commercial zoning north of MacArthur between Seneca and Gold indicates that this area is transitioning from residential to commercial in character.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends APPROVAL of the application subject to the following conditions:

1. General Provisions shall be approved as per the attached Kristy Event Center PUD #62 Provisions.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #62 Kristy Event Center PUD) has special conditions for development on the property. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

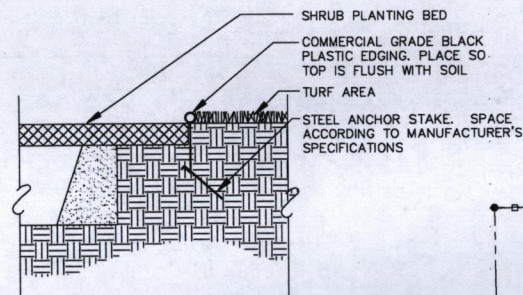
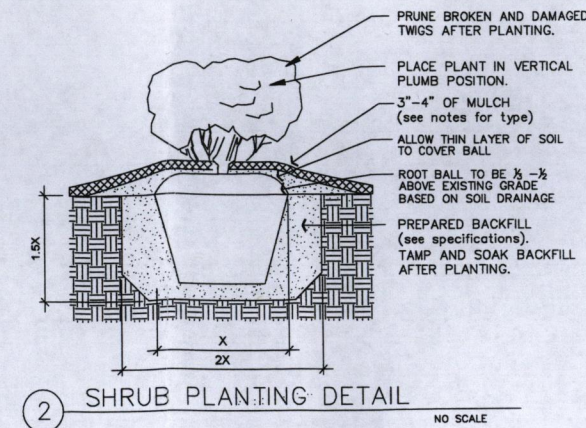
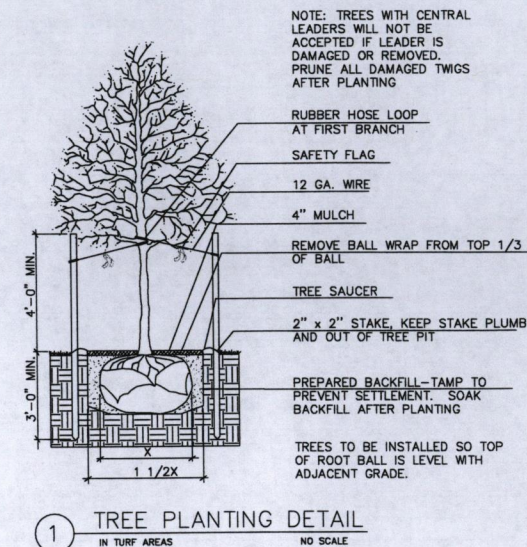
1. The zoning, uses and character of the neighborhood: The area is a dominated by residential uses; however the subject property is adjacent to a large, outdoor recreational area. The introduction of the proposed use will not be out of character with the neighborhood.
2. The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned SF-5 Single Family Residential and MF-29 Multi-Family Residential. The likelihood of this property being converted to residential uses is slim.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: As noted above, the use of this property for the event center is deemed compatible with the large, outdoor recreation area dominant to the south and west.
4. Length of time the property has been vacant as currently zoned: The property has been privately used but the proposed use enhances the value of the property.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as residential on the Future Growth Map Concept Map. This location is also within the South Wichita/Haysville Plan area. While the proposed land use is inconsistent with the future land use designation for this area, recently approved commercial zoning north of MacArthur between Seneca and Gold indicates that this area is transitioning from residential to commercial in character.
6. Impact of the proposed development on community facilities: Public service issues will be addressed through the platting process prior to the issuance any permit or license for the event center.

Staff Report Attachments:

1. Applicant Narrative
2. Kristy Event Center PUD #62 General Provisions

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
11. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
13. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
14. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
15. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
17. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
18. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.



LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED:	PARKING LOT SCREENING AND LANDSCAPING
Landscaped Street Yard Required:	A continuous row of shrubs is proposed to screen new parking stalls
Gold Street: 223 LF street frontage x 10 ft. street yard = 2,230 sf required	
2,230 sf/500 = 4.4 or say 5 shade trees required	Parking lot trees required:
Landscaped Street Yard Provided:	20 Total new stalls/20 = 1 shade trees req'd (one-half of street trees may be used)
Provided: 1,729 Total sq. ft.	Parking lot trees provided:
Provided: 2 trees + 34 shrubs = 3 trees due to lack of space	1 shade tree provided
BUFFERS REQUIRED	
Required buffer to NORTH (with solid fence): 296 LF/40 = 7.4 or say 8 trees required	
Proposed: 8 evergreen trees	
Required buffer to WEST (chain link fence): 275 LF/30 = 9 trees required + 45 shrubs required	
Existing: 7 newly planted shade trees on both sides of the entry road = 14 new shade trees	
Required buffer to SOUTH (with solid fence): 264 LF/40 = 6.6 or say 7 trees required	
Existing: 4+ existing shade trees with greater than 6" cal = 8+ trees provided	

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
3	EVERGREEN SHRUBS				
3	CHINESE PISTACHE	CHINENSIS PISTACIA	2" CAL.	B & B	
8	EVERGREEN TREES				
8	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8' HT MIN.	CONT.	

LEGAL DESCRIPTION

Beginning at the Northeast Corner of Northwest Quarter; West 180.5 feet; thence South 300 feet; thence West 296.4 feet; thence South 300 feet; thence E. 476.6 feet; thence North 600 feet to the Point of Beginning Except for Right of Way; Section 17-28-E in Wichita, Sedgwick County, Kansas

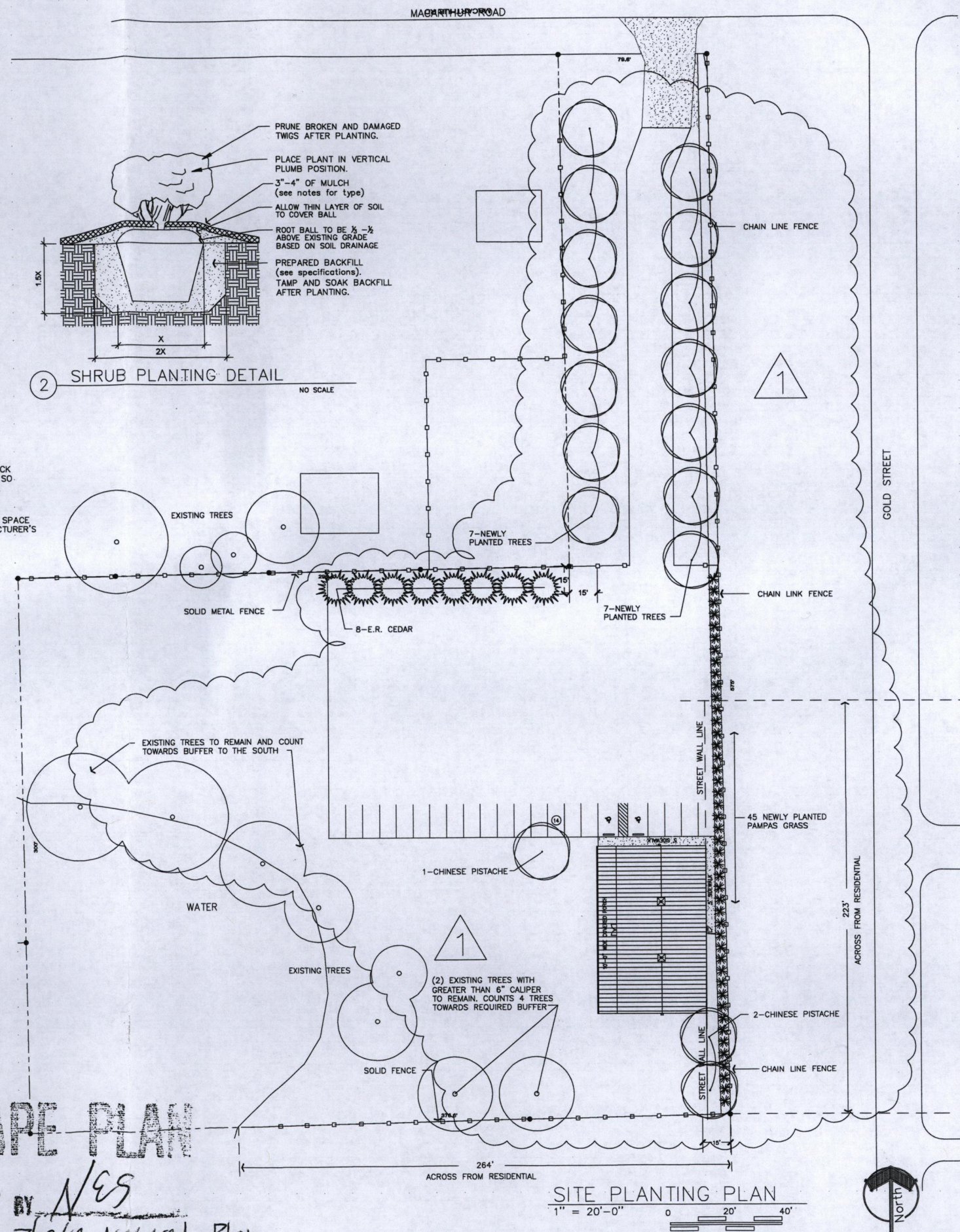
PLANTING LEGEND

SIDEWALK

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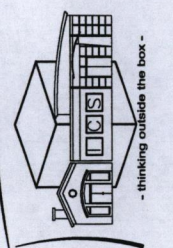
LANDSCAPE PLAN

APPROVED 10/15/20 BY N/ES
Super-sados 7/23/19 Approved Plan
RUD-62



SITE PLANTING PLAN
1" = 20'-0"

ICS
INNOVATIVE CONSTRUCTION
SERVICES, Inc.
316-200-1844
1725 E. Vinson
Wichita, KS 67216



HIDDEN LAKE VENUE

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, INC. UNLAWFUL TO REPRODUCE

TERI ANDREAS FARHA, RLA
terifarha@ics.net
620-920-7260 cell

DATE: 7/19/19
DR. BY: TF

PROJECT NO.
17-190

REVISIONS:
DATE: 10/15/20

SHEET
LS.1

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
11. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
13. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
14. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
15. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
17. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
18. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
19. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED

Landscaped Street Yard Required:

Gold Street: 223 LF street frontage x 10 ft. street yard = 2,230 sf required

2,230 sf/500 = 4.4 or say 5 shade trees required

Landscaped Street Yard Provided:

Provided: 1,728 Total sq. ft.

Provided: 2 trees + 34 shrubs = 3 trees due to lack of space

BUFFERS REQUIRED

Required buffer to NORTH (with solid fence): 296 LF/40 = 7.4 or say 8 trees required
Proposed: 8 evergreen trees

Required buffer to WEST (chain link fence): 275 LF/30 = 9 trees required + 45 shrubs required
Existing: 7 newly planted shade trees on both sides of the entry road = 14 new shade trees

Required buffer to SOUTH (with solid fence): 264 LF/40 = 6.6 or say 7 trees required
Existing: 4+ existing shade trees with greater than 6" cal = 8+ trees provided

PARKING LOT SCREENING AND LANDSCAPING

A continuous row of shrubs is proposed to screen new parking stalls

Parking Lot trees required:

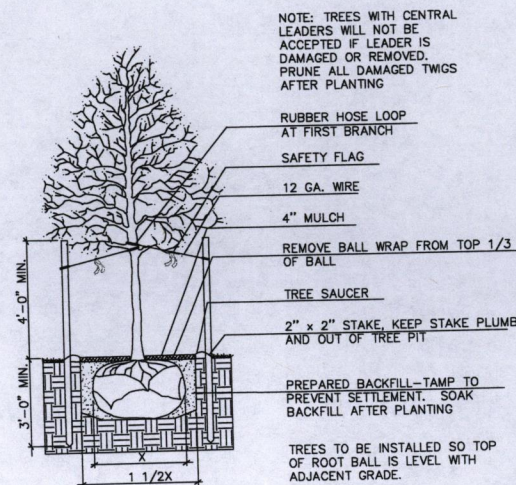
20 Total new stalls/20 = 1 shade trees req'd (one-half of street trees may be used)

Parking lot trees provided:

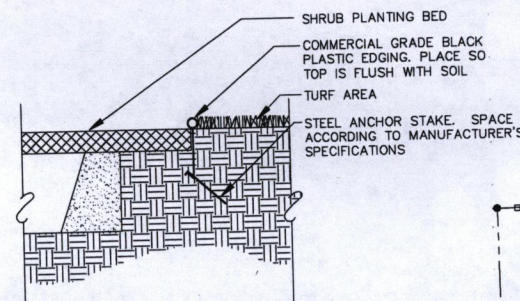
1 shade tree provided

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
3	EVERGREEN SHRUBS		2" CAL.	B & B	
1	CHINESE PISTACHE	CHINENSIS PISTACIA			
8	EVERGREEN TREES		8" HT MIN.	CONT.	
1	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA			



1 TREE PLANTING DETAIL
IN TURF AREAS NO SCALE



3

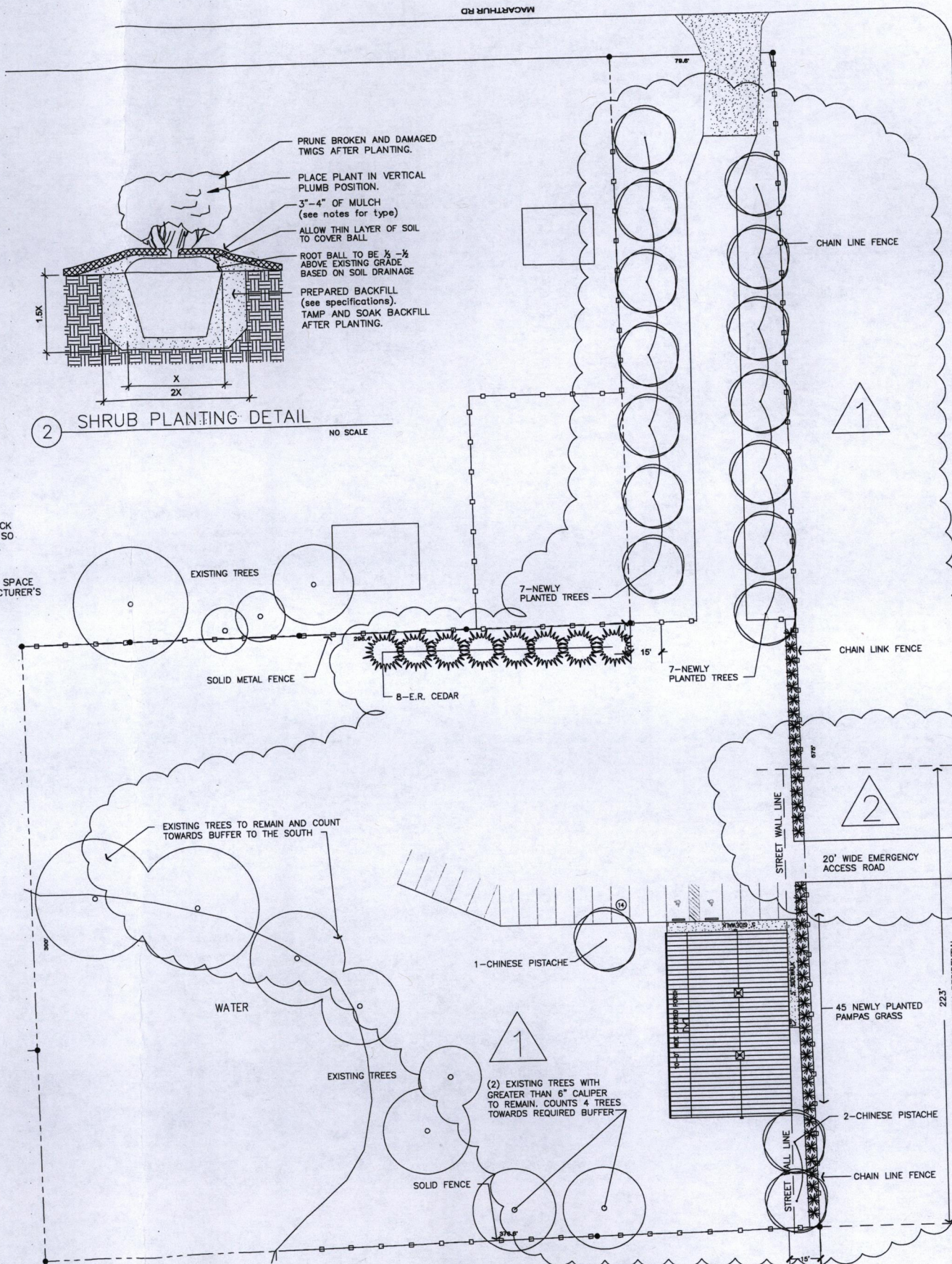
LEGAL DESCRIPTION

Beginning at the Northeast Corner of Northwest Quarter; West 180.5 feet; thence South 300 feet; thence West 296.4 feet; thence South 300 feet; thence E. 476.6 feet; thence North 600 feet to the Point of Beginning Except for Right of Way; Section 17-28-E in Wichita, Sedgwick County, Kansas

PLANTING LEGEND

SIDEWALK

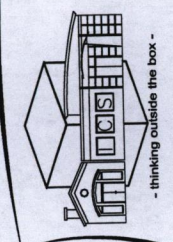
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LANDSCAPE PLAN SITE PLANTING PLAN

APPROVED 10/20/20 BY NCS Super-salas 10/15/20 Plan RD 62

INNOVATIVE CONSTRUCTION SERVICES, Inc.
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Wichita, KS 67216



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