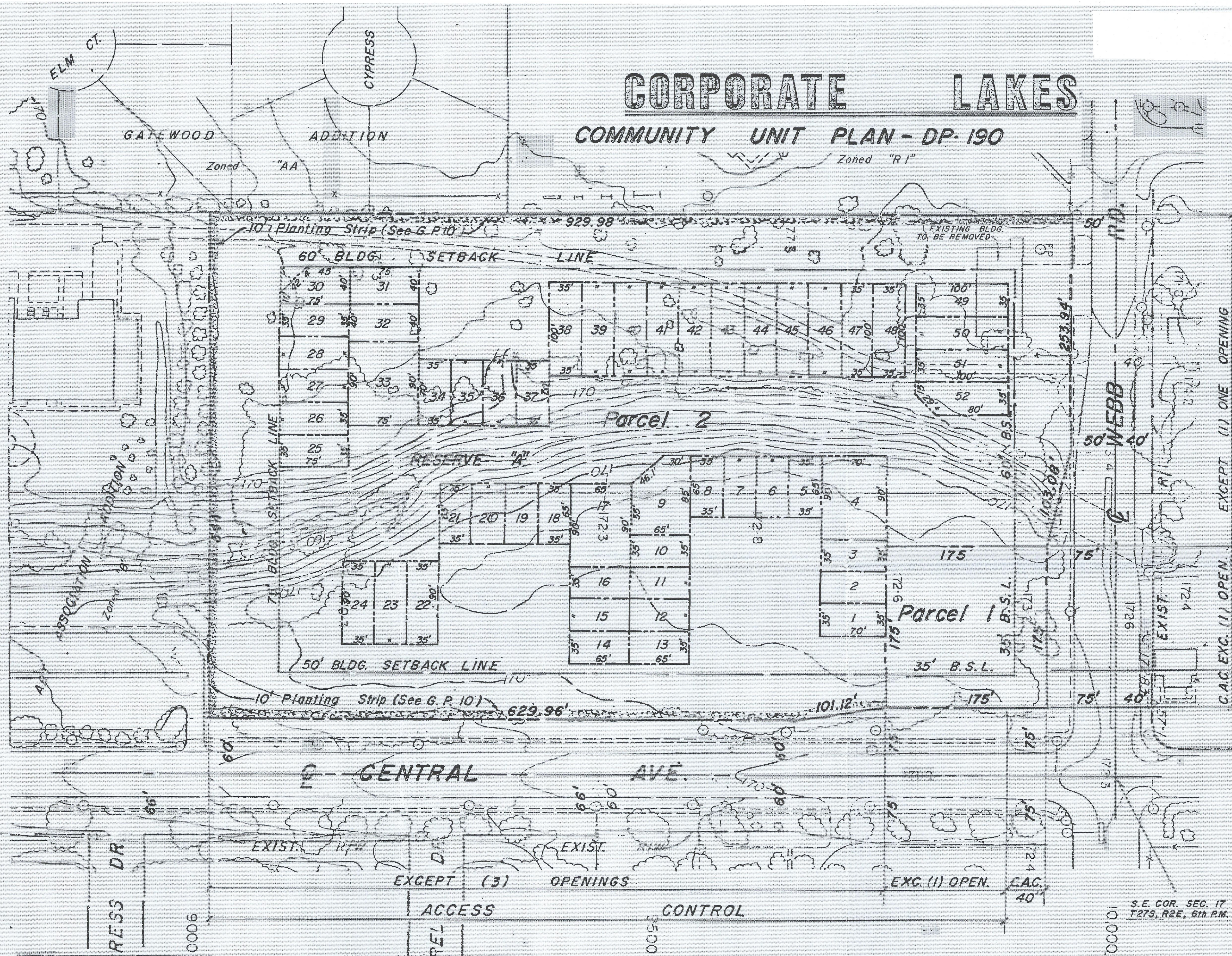
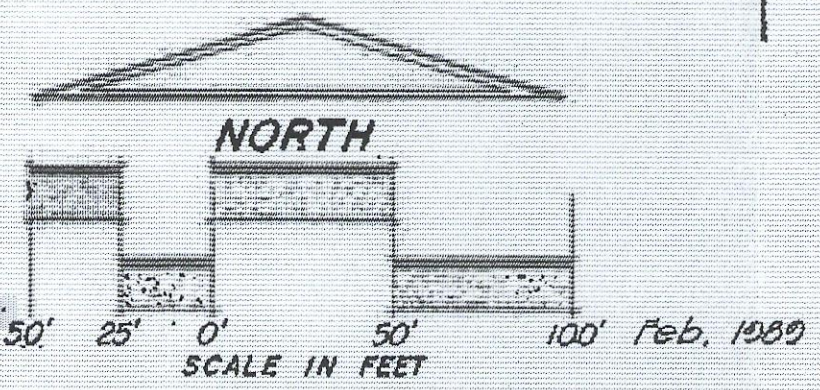




- CORPORATE LAKES C.U.P.
- GENERAL
- TOTAL GROSS AREA = 12.04 ACRES ±
TOTAL NET AREA = 11.4 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)
- GENERAL PROVISIONS
- ACCESS CONTROL: ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR OPENINGS. ONE OPENING TO PARCEL 1 AND THREE OPENINGS TO PARCEL 2. ACCESS TO WEBB ROAD SHALL BE LIMITED TO TWO OPENINGS, ONE OPENING TO PARCEL 1 AND ONE OPENING TO PARCEL 2.
 - ACCEL/DECEL LANE: AN ACCEL/DECEL LANE ALONG THE SOUTH LINE OF PARCEL 2 SHALL BE GUARANTEED AT THE TIME OF PLATTING.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
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(A) THE MAXIMUM HEIGHT OF FREESTANDING SIGNS SHALL BE 16 FEET FOR PARCEL 2.
(B) THE MAXIMUM NUMBER OF FREESTANDING SIGNS SHALL BE NO MORE THAN 2 ALONG THE WEBB ROAD FRONTAGE AND 3 ALONG THE CENTRAL STREET FRONTAGE.
(C) NO INDIVIDUAL SIGN SHALL EXCEED 150 SQ. FT.
(D) No flashing or moving signs shall be permitted except for time/temperature type signs along Central Avenue. These type signs shall be permitted along Webb Road.
(E) NO OFF-SITE OR PORTABLE SIGNS SHALL BE PERMITTED.
 - FIRE LINES: FIRE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LINES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LINE(S).
 - RESERVE "A" IS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, LANDSCAPING, FENCING, PEDESTRIAN IMPROVEMENTS, IRRIGATION SYSTEMS, DRAINAGE, PARKING AND PRIVATE DRIVES. IN ADDITION, LOT OWNERS MAY IMPROVE PORTIONS OF RESERVE "A" IMMEDIATELY ADJACENT TO THEIR LOT(S) WITH IMPROVEMENTS SUCH AS WALKS, LANDSCAPING, PATIOS AND DECKS IF FIRST APPROVED BY THE ENGINEERING DEPARTMENT, CITY OF WICHITA.
AN OWNER'S ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVE "A" SHALL BE REQUIRED AT THE TIME OF PLATTING.
 - SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED IN PARCEL 2, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.
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 - BUILDINGS CONSTRUCTED ON PARCEL 2 WITHIN 200 FEET OF STREET RIGHT-OF-WAY FOR WEBB ROAD OR CENTRAL SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND PREDOMINANT BUILDING MATERIALS.

AMENDED GENERAL PROVISION NUMBER 9, PER ADMINISTRATIVE ADJUSTMENT DATED 11-5-90 ADMINISTRATIVE ADJUSTMENT (CUP2020-38); 10-05-20 ADMINISTRATIVE ADJUSTMENT (CUP2023-00048); 12-23-22

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Dated 12/23/23
APPROVED CUP
Per Admin Adjustment
1 of 4
CUP23-48

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

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FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,190 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (2 FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL TWO

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICES, RESTAURANTS* (EXCLUDING DRIVE-UP WINDOW SERVICE OR DRIVE-IN RESTAURANTS), PERSONNEL SERVICES AND THOSE USES PERMITTED IN THE OFFICE COMMERCIAL ZONING DISTRICT.

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**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Johnson, Jay A. Rev. Trust
220 North Prescott Cir.
Wichita, KS 67212

December 23, 2023

Christopher Arellano
1617 North Waterfront Parkway, Ste 400
Wichita, KS 67206

Jay Cook
Baughman Company, P.A.
315 Ellis Street
Wichita, KS 67211

RE: CUP2023-00048 – Administrative Adjustment in the City to the Corporate Lakes CUP DP-190 to remove an interior, 35-foot building setback on Parcel 1, on property zoned LC Limited Commercial District, on the northwest corner of North Webb Road and East Central Avenue.

Legal Description: Lot 1, Block 1, Corporate Lakes Addition, Wichita, Sedgwick County, Kansas.

Dear applicant,

We received and reviewed your request for an Administrative Adjustment to CUPDP-190 to remove an interior, 35-foot building setback on the west side of Parcel 1 reflected on the CUP drawing. The setback is not platted. The purpose of the request is to facilitate future development on the undeveloped parcel. The drawing shall be updated to reflect the removal of said setback.

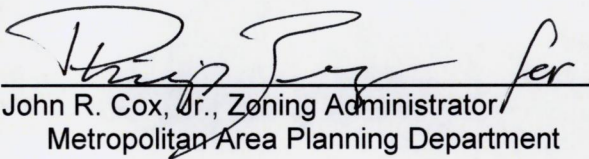
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Section III-2.b.(2) of the Unified Zoning Code does not require minimum setbacks between parcels in non-residential CUPs. The aforementioned setback is above and beyond the minimum standard of the code. Furthermore, no other parcel within the CUP has interior side setbacks of this nature. Removal of the 35-foot interior setback as reflected on the CUP drawing will permit development based on the interior setback standards in the LC Limited Commercial District. The CUP drawing shall specify the specific interior setback.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



J.R. COX, JR.
Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Becky Tuttle, CM District II
Teresa Veazey, CSR District II

CORPORATE LAKES

COMMUNITY UNIT PLAN - DP-190

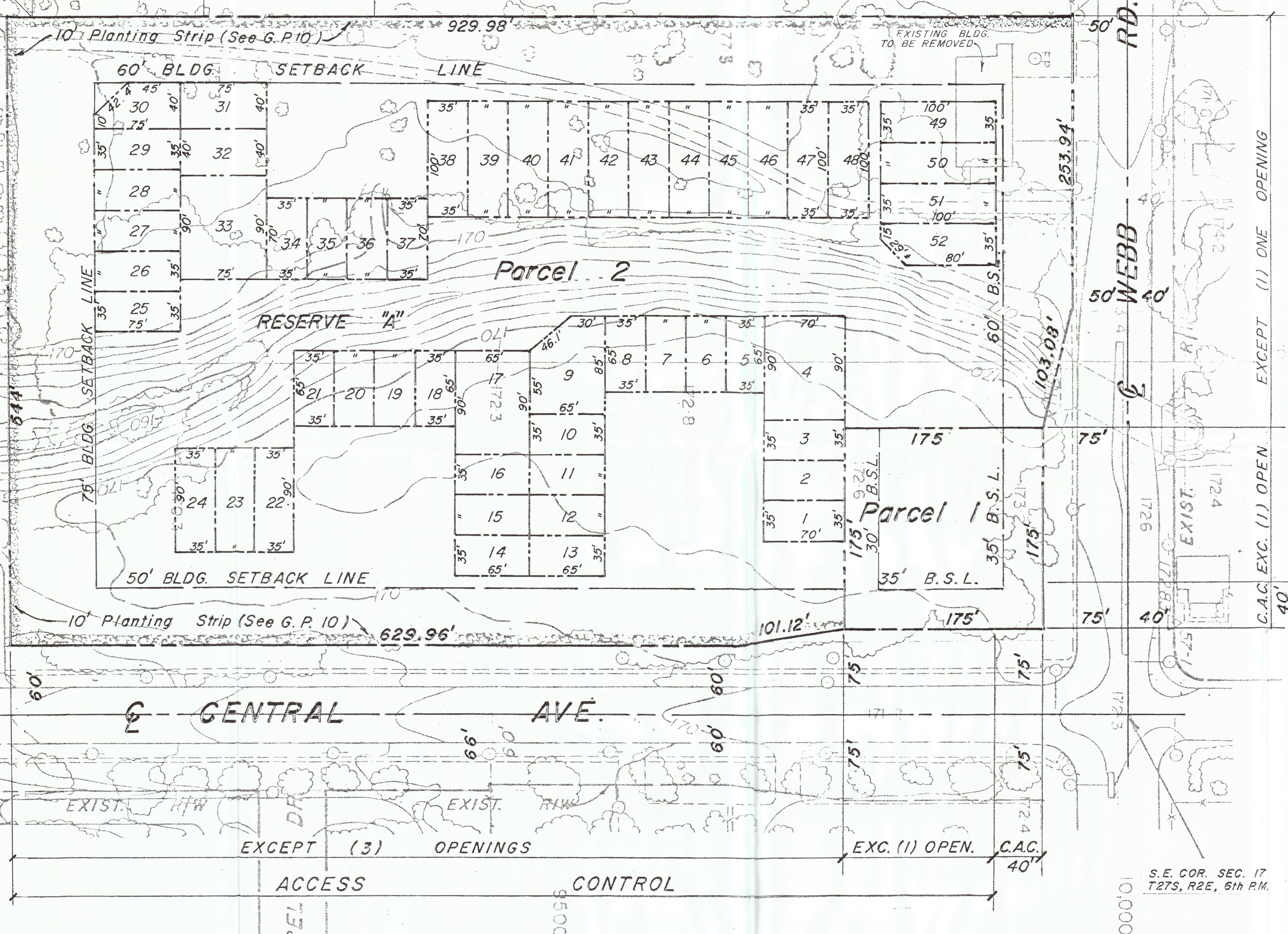
CORPORATE LAKES C.U.P.

GENERAL

TOTAL GROSS AREA = 12.04 ACRES ±
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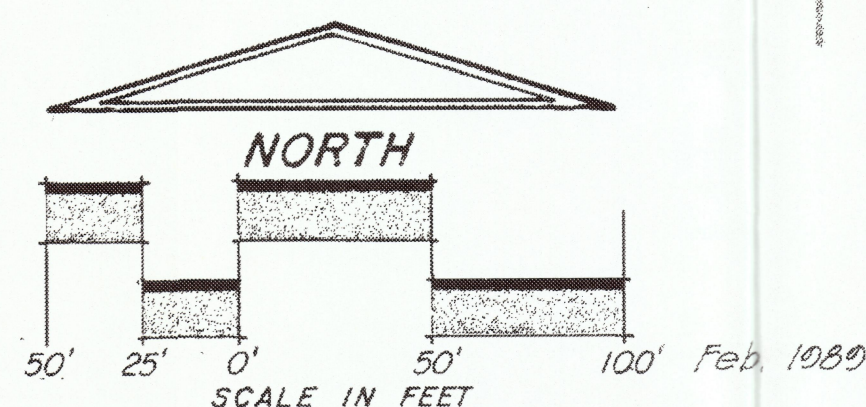
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AMENDED GENERAL PROVISION NUMBER 9. PER ADMINISTRATIVE ADJUSTMENT DATED 11-5-90 ADMINISTRATIVE ADJUSTMENT (CUP2020-38) 10-06-20



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

As Per AA CUP2020-38, klm 10-6-2020

APPROVED CUP

MAPC 3-30-89 klm

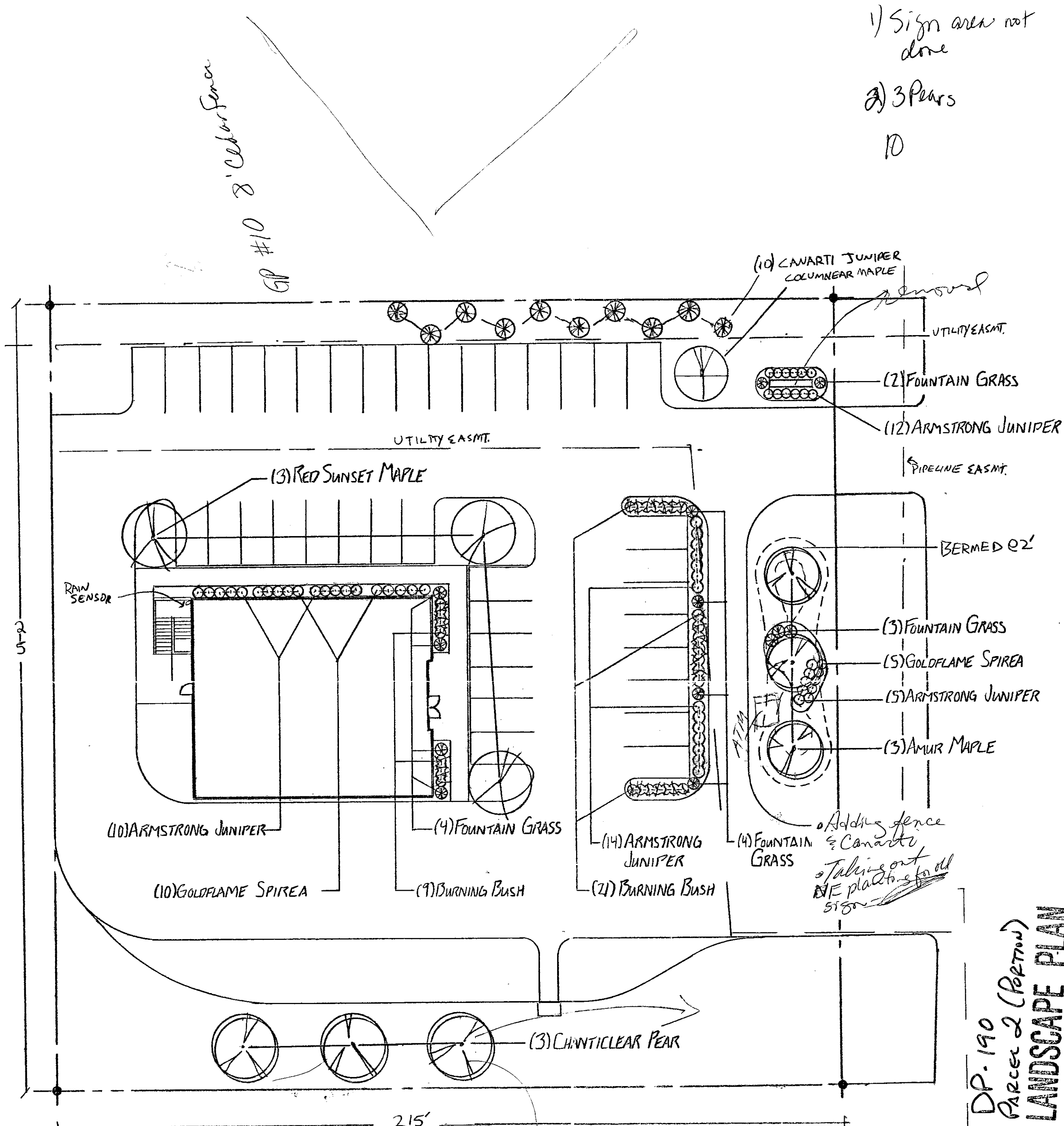
Bocc 4-25-89 klm

MAPD copy 2 of 4

CORPORATE LAKES CUP DP-190

Adjust C&P
8' cedar fence

in



PLANT SCHEDULE

QTY	BOTANICAL	COMMON	SIZE
41	JUNIPER CHINENSIS ARMSTRONG	ARMSTRONG JUNIPER	2 GAL
15	SPIRAEA GOLDFLAME	GOLDFLAME SPIREA	2 GAL
30	EUONYMUS ALTA COMPACTA	BURNING BUSH	5 GAL
10	MISCANTHUS SINENSIS GRACILLIMUS	FOUNTAIN GRASS	5 GAL
3	PYRUS CALLERYANA GLENS FORM	CHANTICLEAR PEAR	1 1/2"
3	ACER RUBRUM AUTUMN FLAME	AMUR MAPLE	8-10"
3	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	2"
1	ACER PLATANOIDES NORWAY	COLUMNAR MAPLE	2 1/2"
10	JUNIPERUS VIRGINIANA CANARTII	CANARTI JUNIPER	6-7"

NOTES:

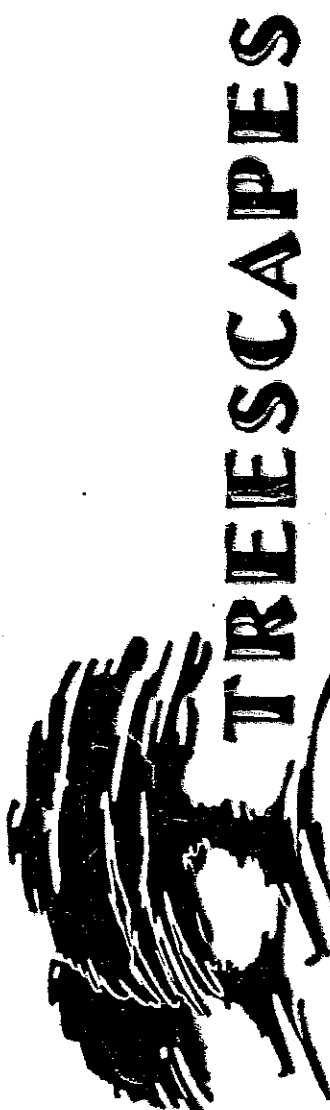
1. AVG. LOT DEPTH: 215'
2. 215' x 10' = 2150 total sqft. L.D.S. ST. Y.D. = 5
3. TOTAL SHADE TREES (4) = 2000 #
4. TOTAL ORNAMENTALS (6) = 1500 # (3)
5. TOTAL SHRUB PLANTING (95) = 4500 #
6. TOTAL PROPOSED LANDSCAPE = 7500 # (SHOWN)
7. IRRIGATION SYSTEM INSTALLED
RAIN SENSOR INCLUDED
8. MULCH ALL BEDS 3" DEPTH.
9. RYERSON STEEL EDGING
10. FESCUE SOD TURF AREAS
11. BERM TO BE 2' MAX ROLLING.
12. PARKING STALLS - 30 (1 1/2 TREES)

DP-190
Parcel 2 (Portion)
LANDSCAPE PLAN

APPROVED 12/15/98 BY Day

LANDSCAPE PLAN

Amended 4/15/99 by Day
per attached letter



TREESCAPES

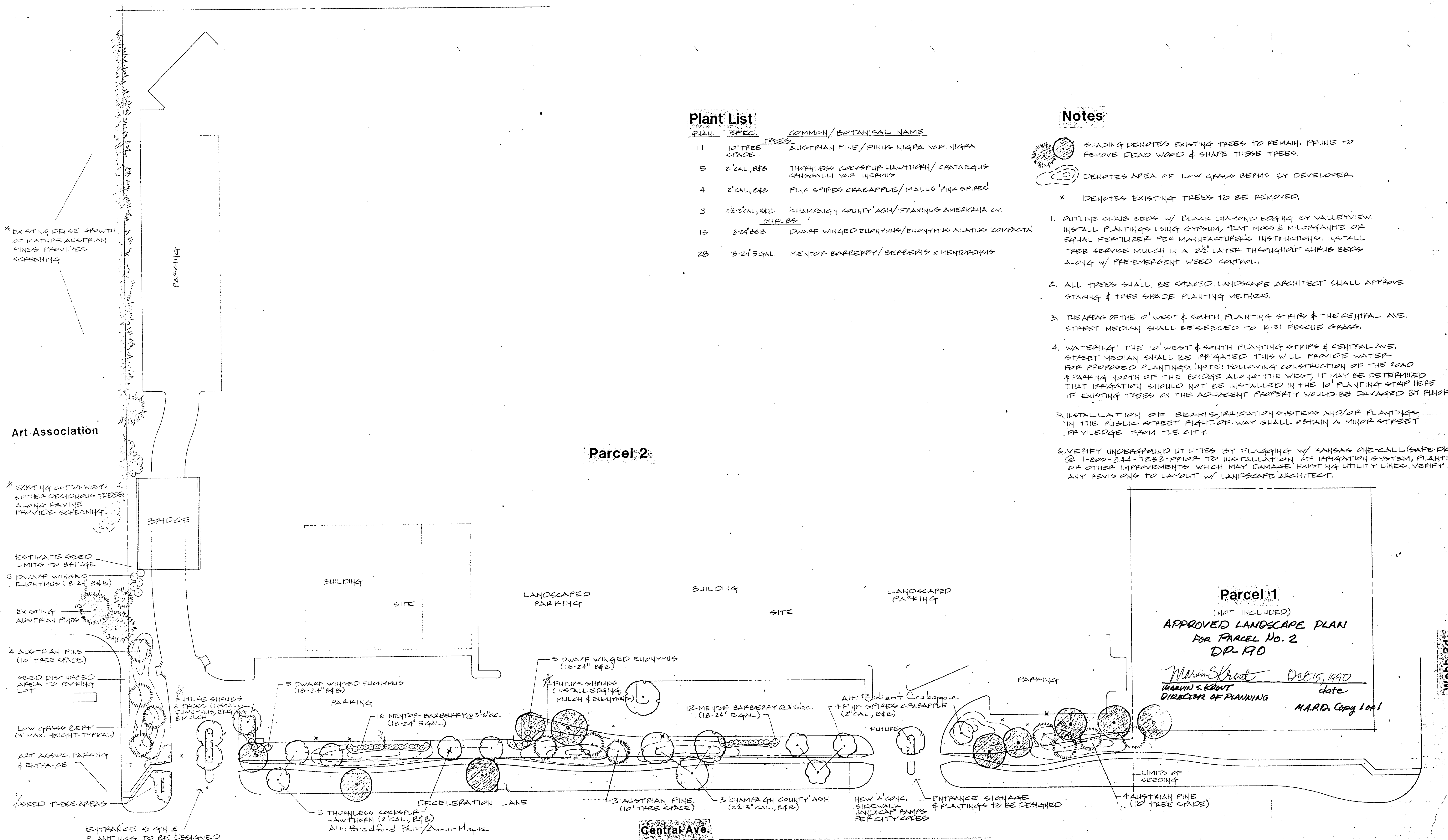
1202 N. Andover Rd. Andover, KS. 67002
Phone: 316-733-6388 Fax: 316-733-6389

NATIONAL BANK OF ANDOVER
555 N. WEBB RD.

N
1"=20'

DM
SHEET
1 OF 1

DATE
8/7/90



Plant List

QUAN.	SPEC.	COMMON/BOTANICAL NAME
11	10' TREE SPACE	AUSTRIAN PINE/PINUS NIGRA VAR. NIGRA
5	2" CAL, B&B	THORNLESS COCKSPUR HAWTHORN/CRATAEGUS CRUGGALLI VAR. INERMIS
4	2" CAL, B&B	PINK SPIRES CRABAPPLE/MALUS 'PINK SPIRES'
3	2 1/2" CAL, B&B	CHAMPAIGN COUNTY ASH/FRAXINUS AMERICANA CV. SHRUBS
15	18-24" B&B	DWARF WINGED EUONYMUS/EUONYMUS ALATUS 'COMPACTA'
28	18-24" S GAL.	MENTOR BARBERRY/BERBERIS X MENTORENSIS

Notes

- SHADING DENOTES EXISTING TREES TO REMAIN. PRUNE TO REMOVE DEAD WOOD & SHAPE THESE TREES.
- DENOTES AREA OF LOW GRASS BERMS BY DEVELOPER.
- X DENOTES EXISTING TREES TO BE REMOVED.
- 1. OUTLINE SHRUB BEDS W/ BLACK DIAMOND EDGING BY VALLEYVIEW. INSTALL PLANTINGS USING GYPSUM, FEAT MASS & MORGANITE OR EQUAL FERTILIZER PER MANUFACTURER'S INSTRUCTIONS. INSTALL TREE SERVICE MULCH IN A 2 1/2" LAYER THROUGHOUT SHRUB BEDS ALONG W/ PRE-EMERGENT WEED CONTROL.
- 2. ALL TREES SHALL BE STAKED. LANDSCAPE ARCHITECT SHALL APPROVE STAKING & TREE SHAPE PLANTING METHODS.
- 3. THE AREAS OF THE 10' WEST & SOUTH PLANTING STRIPS & THE CENTRAL AVE. STREET MEDIAN SHALL BE SEED TO K-31 FESCUE GRASS.
- 4. WATERING: THE 10' WEST & SOUTH PLANTING STRIPS & CENTRAL AVE. STREET MEDIAN SHALL BE IRRIGATED THIS WILL PROVIDE WATER FOR PROPOSED PLANTINGS. (NOTE: FOLLOWING CONSTRUCTION OF THE ROAD & PARKING NORTH OF THE BRIDGE ALONG THE WEST, IT MAY BE DETERMINED THAT IRRIGATION SHOULD NOT BE INSTALLED IN THE 10' PLANTING STRIP HERE IF EXISTING TREES ON THE ADJACENT PROPERTY WOULD BE DAMAGED BY RUNOFF.)
- 5. INSTALLATION OF BERMS, IRRIGATION SYSTEMS AND/OR PLANTINGS IN THE PUBLIC STREET RIGHT-OF-WAY SHALL OBTAIN A MINOR STREET PRIVILEGE FROM THE CITY.
- 6. VERIFY UNDERGROUND UTILITIES BY FLAGGING W/ KANSAS ONE-CALL (SAFE-DIG) @ 1-800-344-7233 PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, PLANTINGS OR OTHER IMPROVEMENTS WHICH MAY DAMAGE EXISTING UTILITY LINES. VERIFY ANY REVISIONS TO LAYOUT W/ LANDSCAPE ARCHITECT.

Parcel 2

Parcel 1

(NOT INCLUDED)
**APPROVED LANDSCAPE PLAN
FOR PARCEL NO. 2
DP-170**

Marvin Skrod ONE 15, 1990
MARVIN S. SKROD date
DIRECTOR OF PLANNING M.A.P.D. Copy 1 of 1

10' PLANTING STRIPS - WEST & SOUTH

CORPORATE LAKES
Central and Webb
JONES PROFESSIONAL ASSOCIATION
300 West 11th Street
Topeka, Kansas 66601
(316) 267-4521

DATE: 01-15-90
DRAWN BY: J.P.
CHECKED BY: J.P.
REV: 19-20-90

CORPORATE LAKES

COMMUNITY UNIT PLAN - DP-190

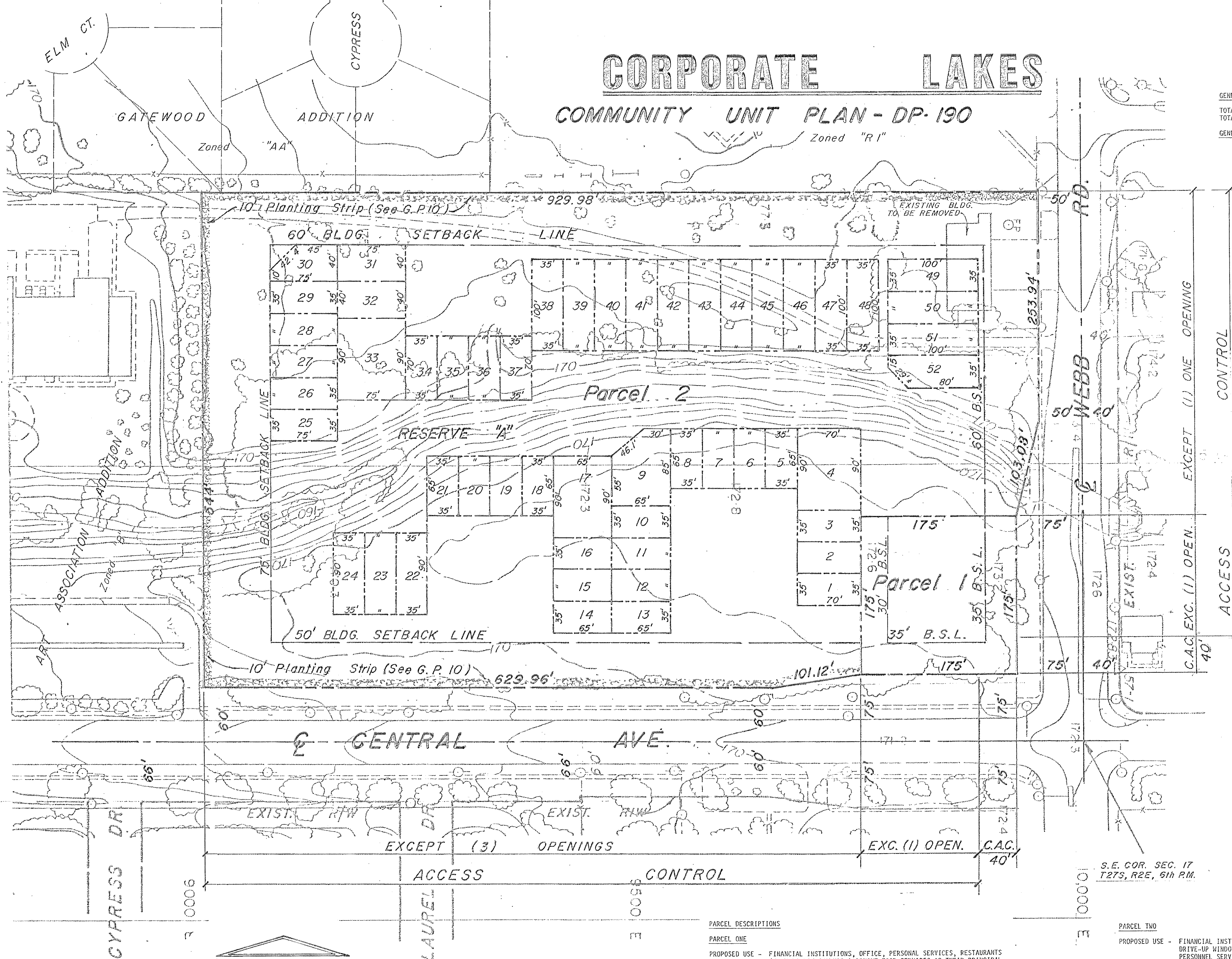
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- FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).
- RESERVE "A" IS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, LANDSCAPING, FENCING, PEDESTRIAN IMPROVEMENTS, IRRIGATION SYSTEMS, DRAINAGE, PARKING AND PRIVATE DRIVES. IN ADDITION, LOT OWNERS MAY IMPROVE PORTIONS OF RESERVE "A" IMMEDIATELY ADJACENT TO THEIR LOT(S) WITH IMPROVEMENTS SUCH AS WALKS, LANDSCAPING, PATIOS AND DECKS IF FIRST APPROVED BY THE ENGINEERING DEPARTMENT, CITY OF WICHITA.
AN OWNER'S ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVE "A" SHALL BE REQUIRED AT THE TIME OF PLATTING.
- SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED IN PARCEL 2, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.
A FOOT CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LINE OF PARCEL 2. IN THE EVENT THE EXISTING 8 FT. CEDAR FENCE IN GATEWOOD ADDITION ALONG THE NORTH LINE OF PARCEL 2 IS REMOVED, THE CORPORATE LAKES OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR INSTALLATION OF A NEW FENCE ON PARCEL 2.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHODS OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL 2.
A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 2. IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- LIGHTING: ALL LIGHTING WITHIN PARCELS 1 AND 2 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.
- THE NON-RESIDENTIAL BUILDINGS IN PARCEL 2, ADJACENT TO THE WEST AND SOUTH LINES, SHALL BE SITED ON THE LOTS SO THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE BUILDINGS DO NOT FACE DIRECTLY INTO A RESIDENTIAL DISTRICT.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.
- BUILDINGS CONSTRUCTED ON PARCEL 2 WITHIN 200 FEET OF STREET RIGHT-OF-WAY FOR WEBB ROAD OR CENTRAL SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND PREDOMINANT BUILDING MATERIALS.



PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.7 ACRES ± (30.625 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30% OR 9,190 SQUARE FEET
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,190 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (2 FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

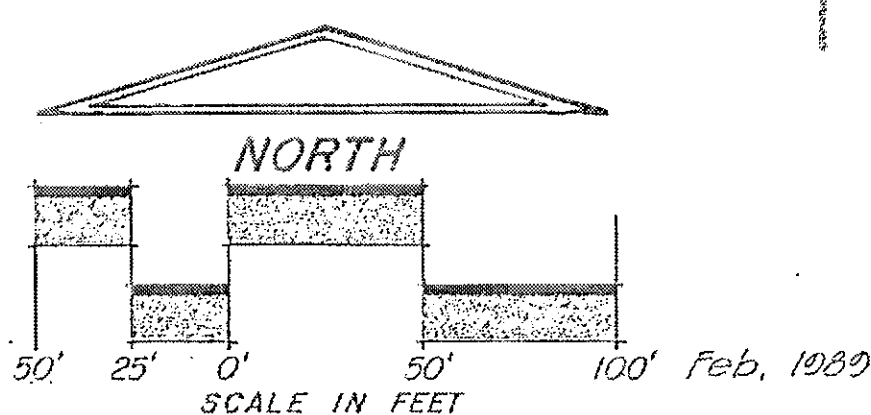
PARCEL TWO

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICES, RESTAURANTS* (EXCLUDING DRIVE-UP WINDOW SERVICE OR DRIVE-IN RESTAURANTS), PERSONNEL SERVICES AND THOSE USES PERMITTED IN THE OFFICE COMMERCIAL ZONING DISTRICT.

NET AREA - 10.7 ACRES ± OR 465,913 SQ. FT.
MAXIMUM BUILDING COVERAGE - 26.8% OR 125,000 SQUARE FEET
FLOOR AREA RATIO - 26.8%
MAXIMUM GROSS FLOOR AREA - 125,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

* THE RESTAURANT USE FOR PARCEL TWO IS ONLY APPLICABLE TO TRACTS 49 THROUGH 52 ON THE CUP AND TO PROPOSED LOTS 2 THROUGH 5 ON THE PLAT OF CORPORATE LAKES 2ND. ADDITION.

AMENDED GENERAL PROVISION NUMBER 9. PER ADMINISTRATIVE ADJUSTMENT DATED 11-5-90 ADMINISTRATIVE ADJUSTMENT (CUP2020-38): 10-08-20



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

As per AA CUP2020-38 10-6-2020

APPROVED CUP

MAPC 3-30-89

B.C.C. 4-25-89

MAPD Copy 1 of 4

CORPORATE LAKES CUP DP-190