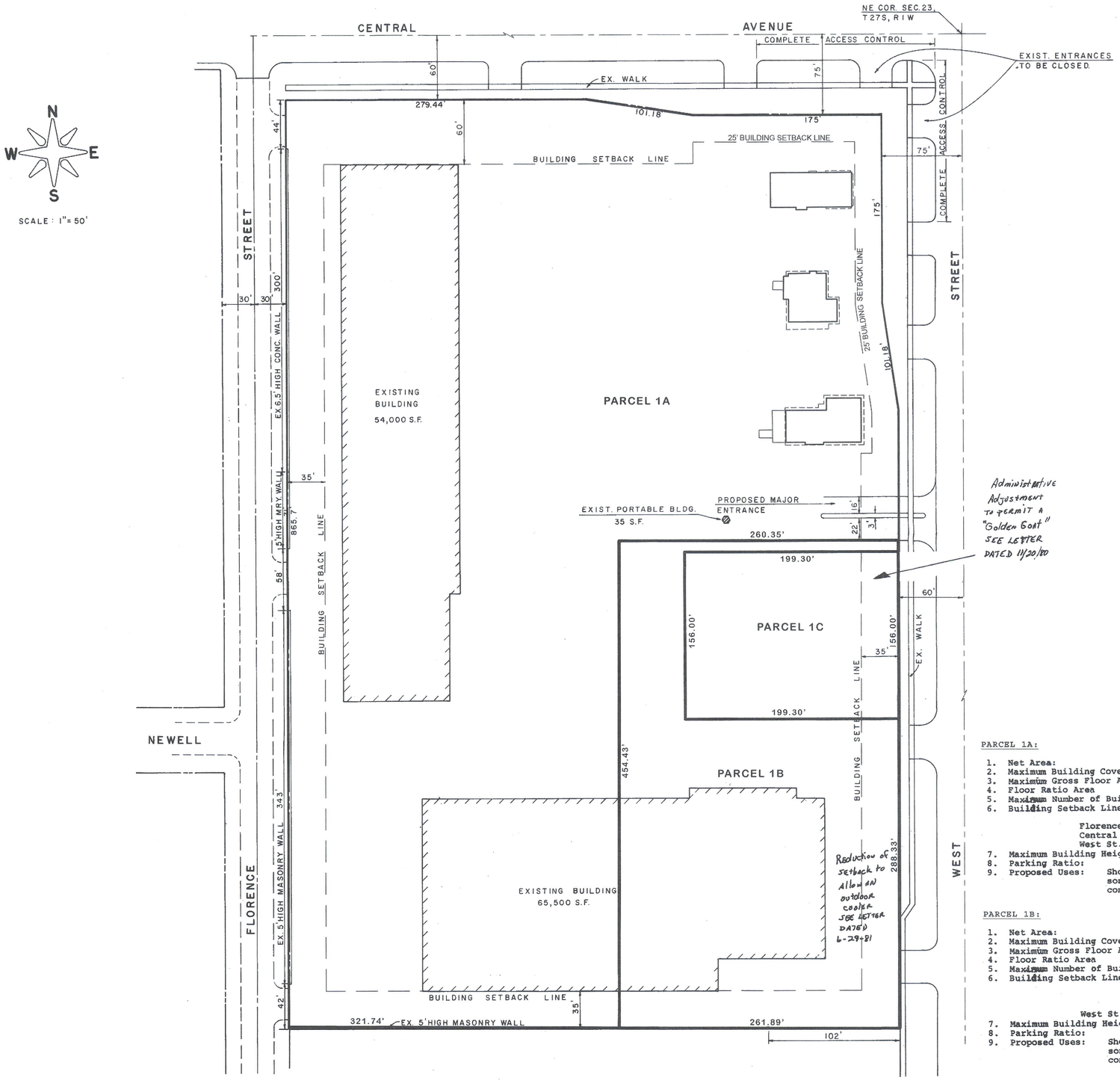


COMMUNITY UNIT PLAN
FOR
PLAZA WEST SHOPPING CENTER

GENERAL PROVISIONS

1. **Total Land Area:** 476,455 sq.ft., or 10.94 acres

2. **Legal Description:** Lot 1, Wescen Addition and Lots 3 and 4, Block 8, and That part of Lots 1 and 3 of Block 1, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas; Described as follows: Beginning at the N.E. Corner of Lot 1; thence west 145 feet; thence south 145 feet; thence east 145 feet; thence north 145 feet to the point of beginning, according to the recorded plat thereof, subject, however to rights of way of record over the north 20 feet and the east 20 feet thereof for street purposes.

3. **Curb Cuts:** Maximum number of curb cuts to Florence St. shall not exceed 3.

   Maximum number of curb cuts to Central Ave. shall not exceed 2.

   Maximum number of curb cuts to West St. shall not exceed 5 including one major entrance.

4. **Sign Control:** On site signs as permitted by zoning district. - Sign on Parcel 1C may be 78 ft from Plaza West identification sign per cup83-11.

5. **Fire Lane:** A fire lane, a minimum of 20 feet in width(with sufficient turning radii at corners to accomodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.

6. **Screening Wall:** A 6 foot high solid wall of concrete reduced to a 5 foot high masonry wall is constructed along the west property line except for points of ingress and egress. A 5 foot high solid wall of masonry is constructed along the south line except for the east 102 feet.

7. Off-street parking and loading spaces shall be provided as required by ordinance.

8. 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 commercial development and be binding upon the present owners, their successors and assigns unless amended.

9. All future utilities shall be installed underground.

10. The applicant shall guarantee the closing of the existing access drives at the corner of West and Central as depicted on the plan and shall guarantee the construction of a deceleration lane and major shopping center approach on West Street prior to the issuance of further building permits on the site

PARCEL DESCRIPTIONS

PARCEL 1A:

1.	Net Area:	358,400 sq.ft., or 8.23 acres
2.	Maximum Building Coverage:	30% or 107,520 sq.ft.
3.	Maximum Gross Floor Area:	161,280 sq.ft.
4.	Floor Ratio Area	0.45
5.	Maximum Number of Buildings:	Six (6)
6.	Building Setback Lines:	
	Florence St.	35 feet
	Central Ave.	As shown on plan.
	West St.	As shown on plan.
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

PARCEL 1B:

1.	Net Area:	87,625 sq.ft., or 2.01 acres
2.	Maximum Building Coverage:	30% or 26,288 sq.ft.
3.	Maximum Gross Floor Area:	39,431 sq.ft.
4.	Floor Ratio Area	0.45
5.	Maximum Number of Buildings:	One (1)
6.	Building Setback Lines:	
	West St.	As shown on plan.
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

PARCEL 1C:

1.	Net Area:	31,091 sq.ft., or 0.71 acres
2.	Maximum Building Coverage:	30% or 9,327 sq.ft.
3.	Maximum Gross Floor Area:	13,990 sq.ft.
4.	Floor Area Ratio:	0.45
5.	Maximum Number of Buildings:	One (1)
6.	Building Setback Lines:	West Street - As shown on plan
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Same as Parcel 1B

As per AA CUP2021-00055 10-20-2021 klmorgan

APPROVED CUF MAPC 09-09 klm

SUPERSEDED MAPC Copy 2 of 4 klm

APPROVED CUF MAPC April 27, 2023 Chris Sutton cup83-11 Amendment #6

SUPERSEDED Amendment #5

DP-4

PLAZA WEST SHOPPING CENTER

REVISED PER AMENDMENT #5: FEBRUARY 5, 2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: MAY 29,2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: NOVEMBER 9, 2010
REVISED PER ADMIN. ADJUSTMENT (CUP2021-55): OCTOBER 20, 2021

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2023

West Property, LLC
Attn: Mike Jizzini
813 South Woodlawn Blvd.
Wichita, KS 67218

Freestyle Sign Company.
Attn: Ken
1925 N. Broadway
Wichita, KS 67214

RE: **CUP2023-00011:** Minor Amendment in the City to DP-4, Plaza West Shopping Center, for distance between freestanding signs; located on the west side of North West Street and south of West Central Avenue (601 N. West Street).

Dear Applicant;

At its regular meeting on **April 27, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request with the following conditions:

1. The reduction in sign separation shall apply only to the subject sign on Parcel 1C as shown on an approved site plan. All other signage shall conform the General Provisions of CUP DP-4.
2. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-4.
3. **The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.**

No protests were filed against his application. Therefore, the MAPC decision is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2023

West Property, LLC
Attn: Mike Jizzini
813 South Woodlawn Blvd.
Wichita, KS 67218

Freestyle Sign Company.
Attn: Ken
1925 N. Broadway
Wichita, KS 67214

RE: **CUP2023-00011:** Minor Amendment in the City to DP-4, Plaza West Shopping Center, for distance between freestanding signs; located on the west side of North West Street and south of West Central Avenue (601 N. West Street).

Dear Applicant;

At its regular meeting on **April 27, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request with the following conditions:

1. The reduction in sign separation shall apply only to the subject sign on Parcel 1C as shown on an approved site plan. All other signage shall conform the General Provisions of CUP DP-4.
2. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-4.
3. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

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 **May 11, 2023**. 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 **May 11, 2023 at 5:00 p.m.**

If this application is not protested, the MAPC decision will be final. If it is protested, this application will be presented to the Wichita City Council on **Tuesday, June 6, 2023** 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,

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: Maggie Ballard, Council Member District VI
Ana Lopez, CSR, District VI
MABCD

RESOLUTION No. **CUP2023-00011**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-4 PLAZA WEST COMMUNITY UNIT PLAN TO REDUCE THE DISTANCE REQUIREMENT BETWEEN FREESTANDING SIGNS ON PARCEL 1C; ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON THE SOUTHWEST CORNER OF WEST CENTRAL AVENUE AND NORTH WEST STREET, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-E, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-E of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 0.17-acre property zoned LC Limited Commercial with CUP DP-4, legally described below:

CUP2023-00011
DP-4

Lot 2, Block A, Wescen 2nd Addition to Wichita, Sedgwick County, Kansas.

Amended text to CUP DP-4 shall read as follows:

General Provision 4. Sign Control: On site sign as permitted by zoning district, provided that Parcel 1 C shall permit two freestanding signs with a minimum distance of 78 feet between them.

The amendment is hereby GRANTED, subject to the following conditions:

1. The reduction in sign separation shall apply only to the subject sign on Parcel 1C as shown on an approved site plan. All other signage shall conform the General Provisions of CUP DP-4.
2. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-4.
3. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

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.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

[Remainder of Page Intentionally Left Blank]

Adopted this 27th Day of April, 2023

METROPOLITAN AREA PLANNING COMMISSION

Ann M. Fox, Chairman

ATTEST:

Scott Wadle, Secretary

McClatchy

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	404244	Print Legal Ad-IPL01167740 - IPL0116774		$208.84	3	83 L

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

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on April 6, 2023
(One Time Only)
MAPC/BZA April 27, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 27, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2023-00004: Conditional Use request in the City for a Tavern/Drinking Establishment on property zoned LC Limited Commercial; generally located on the southwest corner of East Douglas Avenue and South Oliver Avenue (4717 E Douglas).

CON2023-00007: Conditional Use request for Nightclub in the City on property zoned LC Limited Commercial; located 100 feet south of East Harry Street and 150 feet west of South Hillside Avenue (1628 South George Washington).

CON2023-00008: Conditional Use request in the City for interior salvage on property zoned LI Limited Industrial District; generally located south of West Mariposa Lane and East of South Ridge Road (1515 South Yucca).

CUP2023-00011: Minor Amendment in the City to DP-4, Plaza West Shopping Center, for distance between freestanding signs; located on the west side of North West Street and south of West Central Avenue (601 North West Street).

PUD2023-00003: Zone Change request in the City from LI Limited Industrial and GI General Industrial to PUD to permit custom development standards for a travel/truck stop, RV overnight parking, EV charging, and custom sign standards; generally located on the northwest corner of East 21st Street North and I-135.

VAC2023-00008: Vacation in the City of front building setback on property zoned TF-3 Two-Family Residential; located 1900 feet west of South Seneca Street and within one-half mile south of West Harry Street (1908 South Millwood Avenue).

ZON2023-00011: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located west of South Laura Avenue and approximately 75 feet south of East Scott Avenue (2507 South Laura Avenue).

ZON2023-00012: Zone change request in the City from LI Limited Industrial and LC Limited Commercial to TF-3 Two-Family Residential; generally located on the northeast corner of the West 29th Street North and North West Street (3350 North West Street).

ZON2023-00013: Zone change request in the City of Wichita from B-Multi-family to OW Office Warehouse; generally located approximately 219 feet south of East 3rd Street North, on Pennsylvania Avenue (342 North Pennsylvania).

ZON2023-00015: Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; generally located on the west side of North Elizabeth Street and within 150 feet south of West 2nd Street North (247 North Elizabeth).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually
Join Zoom Meeting
https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySlBNbFJQTDFyV0xPVDBXUT09
Meeting ID: 408 986 6967
Passcode: 094136
One tap mobile
+16699006833,,4089866967#,,,,*094136# US (San Jose)
+17193594580,,4089866967#,,,,*094136# US
Meeting ID: 408 986 6967
Passcode: 094136
Find your local number: https://us06web.zoom.us/u/kc65codfb1

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

WITNESS MY HAND on April 6, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0116774
Apr 6 2023

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

1 insertion(s) published on:
04/06/23

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 04/06/2023 to 04/06/2023.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/06/2023

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

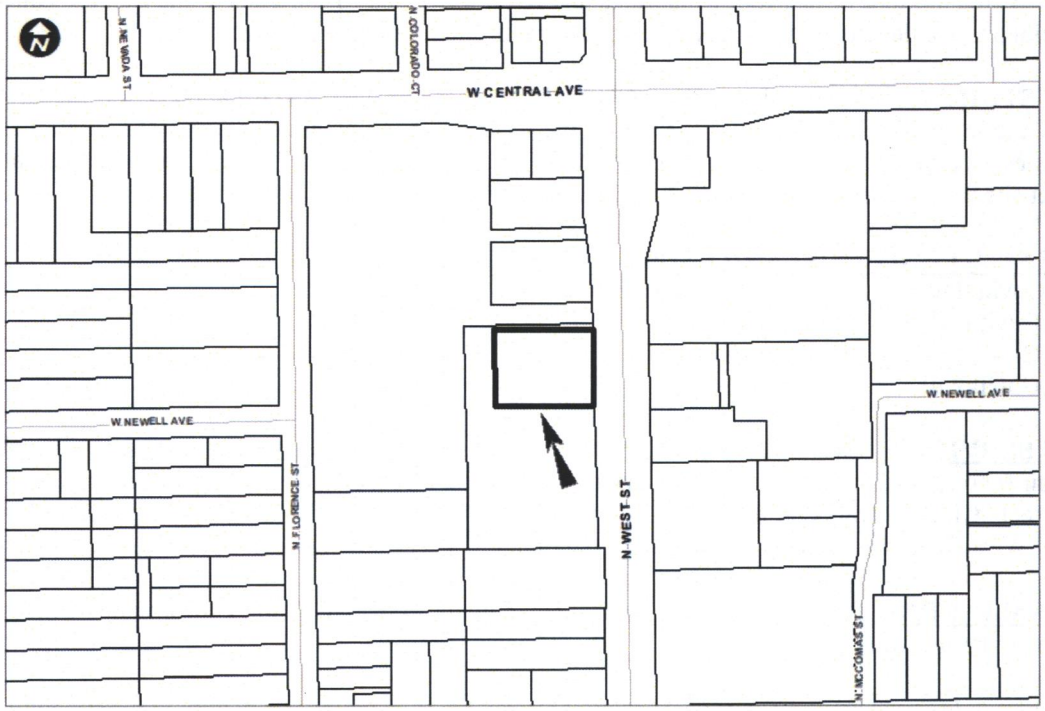
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

AGENDA ITEM NO. 4.5

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: April 27, 2023
DAB VI: May 8, 2023

CASE NUMBER:	CUP2023-00011 (City)
APPLICANT/AGENT:	West Property, LLC (applicant)/ Freestyle Sign Company (agent)
REQUEST:	Minor amendment to the Plaza West CUP DP-4, Parcel 1C
CURRENT ZONING:	LC Limited Commercial District
SITE SIZE:	0.71 acres
LOCATION:	Located on the west side of North West Street, within one block south of West Central Avenue (601 North West Street).
PROPOSED USE:	Reduce minimum space between signs from 150 feet to 78 feet for new restaurant pole sign.
RECOMMENDATION:	Approve with conditions.



BACKGROUND: The applicant is requesting a minor amendment to the Plaza West Community Unit Plan CUP DP-4 to amend General Provision 4 to reduce the minimum spacing between free-standing signs from 150 feet to 78 feet for Parcel 1C. The property is zoned LC Limited Commercial and is generally located on the west side of North West Street and within one-block south of West Central Avenue. In 2021, Parcel 1C was created to permit development of a new pad site in the existing parking area of Parcel 1A. Recently, a fast-food restaurant was constructed on Parcel 1C. As shown in Attachment 2, the proposed pole sign would be constructed approximately 78 feet south of the Plaza West Shopping Center's identification sign.

General Provision 4 of the CUP states that signage shall conform to the standards of the Wichita Sign Code based on the underlying zoning district. Section 24.04.221 of the Wichita Sign Code permits the number of signs and their permitted square-footage based on the linear street frontage of the property. Based on the approximate 850 linear feet of frontage onto North West Street, the commercial shopping center is permitted the following:

- Six (6) on-site ground or pole signs
- 680 total sign area square footage
- Sign separation of 150 for individual business signs and shopping center identifications signs.

The shopping center has a total of four signs including the identification sign along the North West Street frontage. Parcel 1C is permitted up to 125 square feet of signage based on its linear frontage. The proposed 110.54 square feet of signage for the subject sign is in conformance with Wichita Sign Code.

The identification sign was placed in this area prior to the creation of Parcel 1C and includes signage for businesses that are not along the North West Street frontage. A reduction in the separation from the Plaza West Shopping Center sign and the proposed business sign is in character with modern Community Unit Plans in other parts of the City of Wichita. Modern Community Unit Plans provide a distinction in sign separation between individual business signs versus a separation between a business sign and the shopping center identification sign—with the distance between a business sign and identification sign being less than permitted by the Sign Code.

Properties to the north, west, and south are located within CUP DP-4, zoned LC Limited Commercial District and developed with a mixture of fast-foot restaurants and retail businesses. Properties to the east are zoned LC Limited Commercial and are developed with mixture of restaurants and retail businesses.

CASE HISTORY: In 1965, the Plaza West CUP DP-4 was established, and the subject site was originally platted as part of the Wescen Addition. Over the years, the CUP has been amended to provide additional development opportunities including the most recent amendment in 2021, which created Parcel 1C as discussed above. In 2021, the subject site was replatted as Lot 2, Wescen 2nd Addition.

ADJACENT ZONING AND LAND USE:

North:	LC with DP-4	Fast-food restaurant
South:	LC with DP-4	Retail
East:	LC	Restaurant
West:	LC with DP-4	Retail

PUBLIC SERVICES: Uses within CUP DP-4 have access to North West Street and West Central Avenue. The CUP requires cross lot access among parcels. Both North West Street and West Central Avenue are paved, five-lane arterial streets with sidewalks on both sides. Wichita Transit serves this site with bus stops along both North West Street and West Central Avenue at this location. All municipal services currently serve the site.

CONFORMANCE TO PLANS/POLICIES: The amendment to the CUP is in conformance with the policies and guidelines of the following plans.

The Community Investments Plan: *The Community Investments Plan* includes the 2035 Future Growth Concept Map.

This map indicates the site is appropriate for "New Employment" and is within Wichita's 2035 Established Central Area. This category is described as: *areas likely to be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. Major shopping centers and office parks likely will be developed within this area as well based upon market driven location factors.* This CUP amendment is an example of an expansion of an existing shopping center creating more employment opportunities.

Wichita: Places for People Plan: The requested Conditional Use is in conformance with the goals of the *Wichita: Places for People Plan.* The *Wichita: Places for People Plan* provides recommendations for urban infill development in the Established Central Area (ECA). The subject site is located within the ECA. In general, the ECA is envisioned as "a place for people - a place that provides for the movement of people - on foot, on bike and through transit - in balance with automobiles." The requested amendment is in conformance with Strategy 3, which states: *Improve the economic feasibility of commercial/service uses and the markets necessary to support them.* It is also in conformance with Strategy 6, which states: *Encourage infill and redevelopment that is contextual to the environment in which it is occurring.*

RECOMMENDATION: Based upon the information available at the time the staff report was prepared, staff recommends the amendment to Parcel 1C of CUP DP-4 be **APPROVED** subject to the following conditions.

1. The reduction in sign separation shall apply only to the subject sign on Parcel 1C as shown on an approved site plan. All other signage shall conform the General Provisions of CUP DP-4.
2. The site shall be developed in substantial conformance to the original development guidelines and general provisions of the approved CUP DP-4.
3. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the CUP shall be deemed null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Properties to the north, west, and south are located within DP-4, zoned LC Limited Commercial District and developed with a mixture of fast-foot restaurants and retail businesses. Properties to the east are zoned LC Limited Commercial and are developed with mixture of restaurants and retail businesses. Businesses fronting North West Street have their own pole signs separate from the shopping center identification sign. Businesses internal to the shopping center are advertised on the shopping center identification sign along North West Street.

2. **The suitability of the subject property for the uses to which it has been restricted:** This site is zoned LC Limited Commercial District with CUP DP-4. The site is suitable for commercial development like the new restaurant recently constructed on Parcel 1C. If the site was not within a CUP, the subject parcel would be permitted one ground or pole sigh under the provisions of the Wichita Sign Code for the LC Limited Commercial District. The visual impact of the additional proposed sign is similar to how the corridor is currently developed.

3. **Extent to which removal of the restrictions will detrimentally effect nearby property:** Permitting the restaurant on Parcel 1C to have its own pole sign does not grant the parcel any additional sign rights than other parcels along the North West Street frontage. More modern CUPs within Wichita permit reduced sign spacing between individual business signs and the shopping center's identification sign. The visual impact of the additional proposed sign is similar to how the corridor is currently developed.

4. **Length of time subject property has remained vacant as zoned**: In 2021, Parcel 1C was created from unused parking lot within the larger commercial development. Recently, a new fast-food restaurant has been

constructed on Parcel 1C.

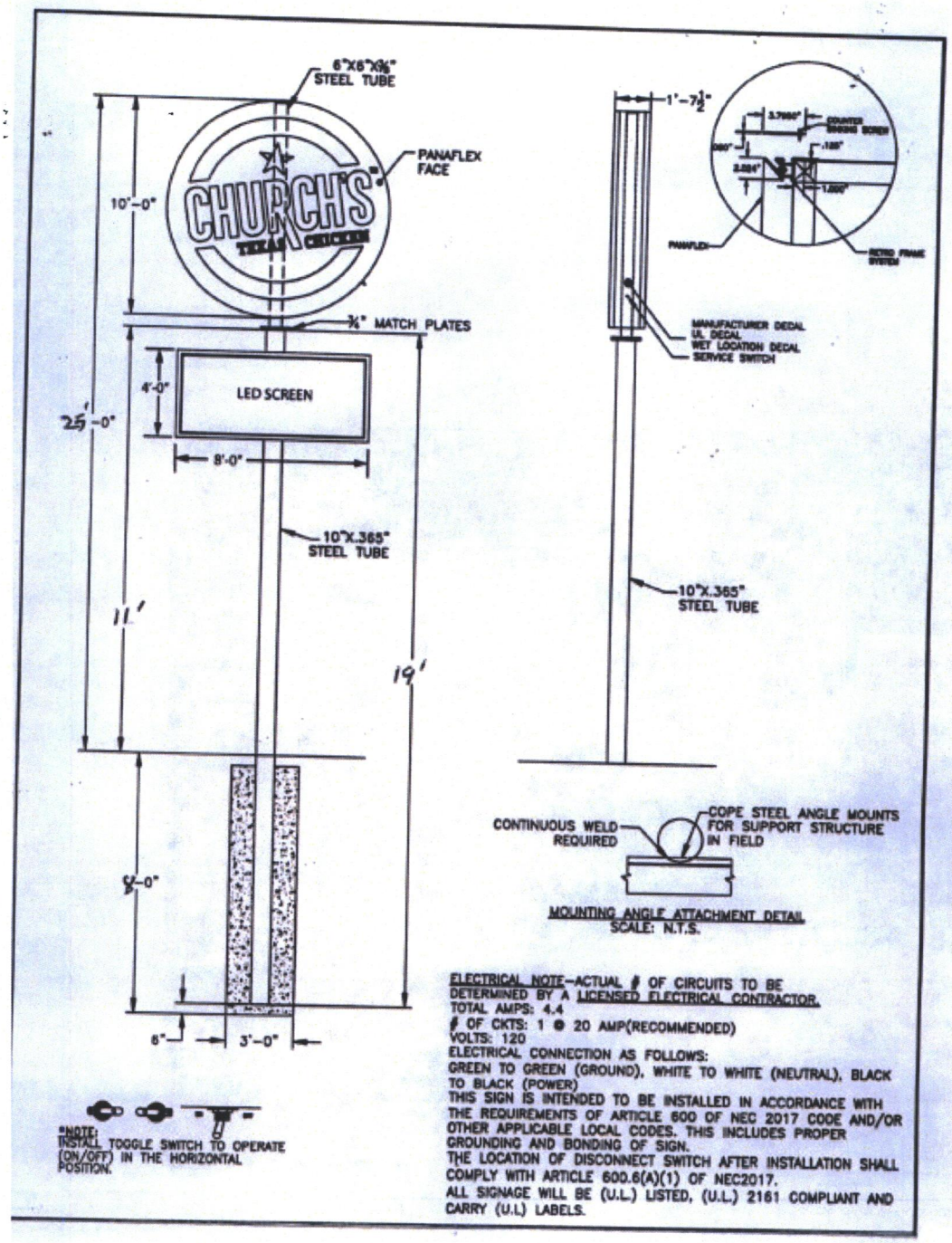
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval would provide similar sign rights to the business on Parcel 1C as other parcels along the North West Street frontage. Denial might represent economic loss to the applicant.

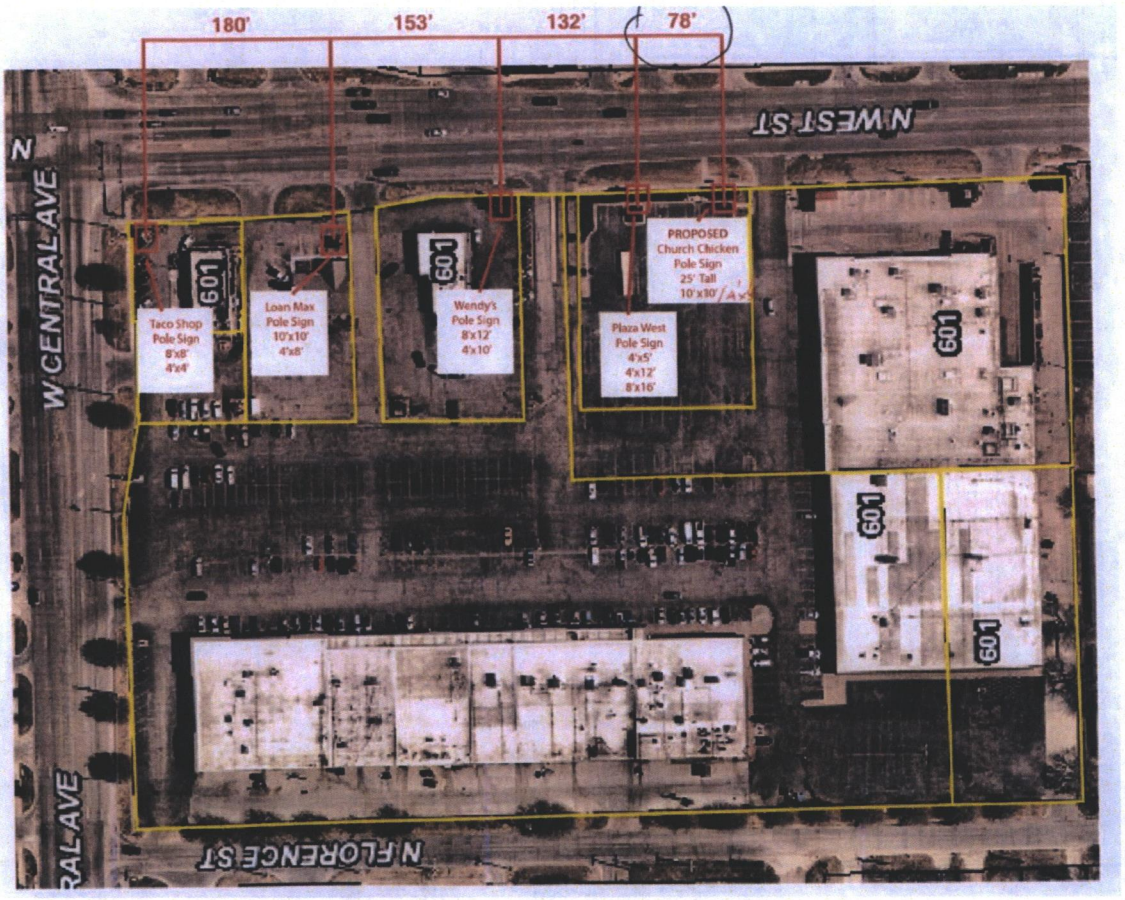
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The amendment to the CUP is in conformance with the policies and guidelines of *The Community Investments Plan* and the *Wichita: Places for People Plan* as discussed in the staff report.

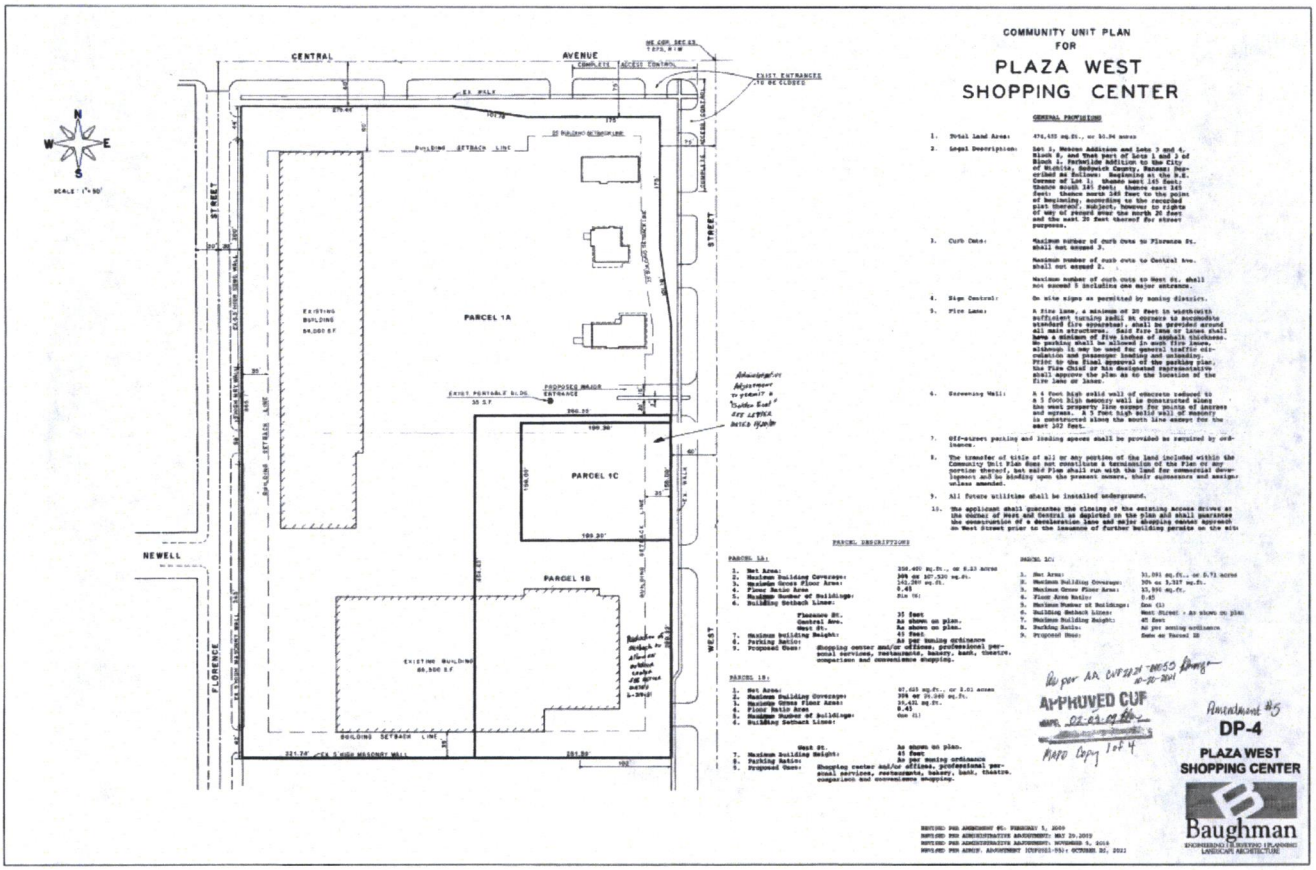
7. **Impact of the proposed development on community facilities:** The proposed amendment is not anticipated to have substantial detrimental impacts on community facilities.

8. **Opposition or support from neighborhood residents**: At the publication of the staff report, staff has not received any comment regarding this application.

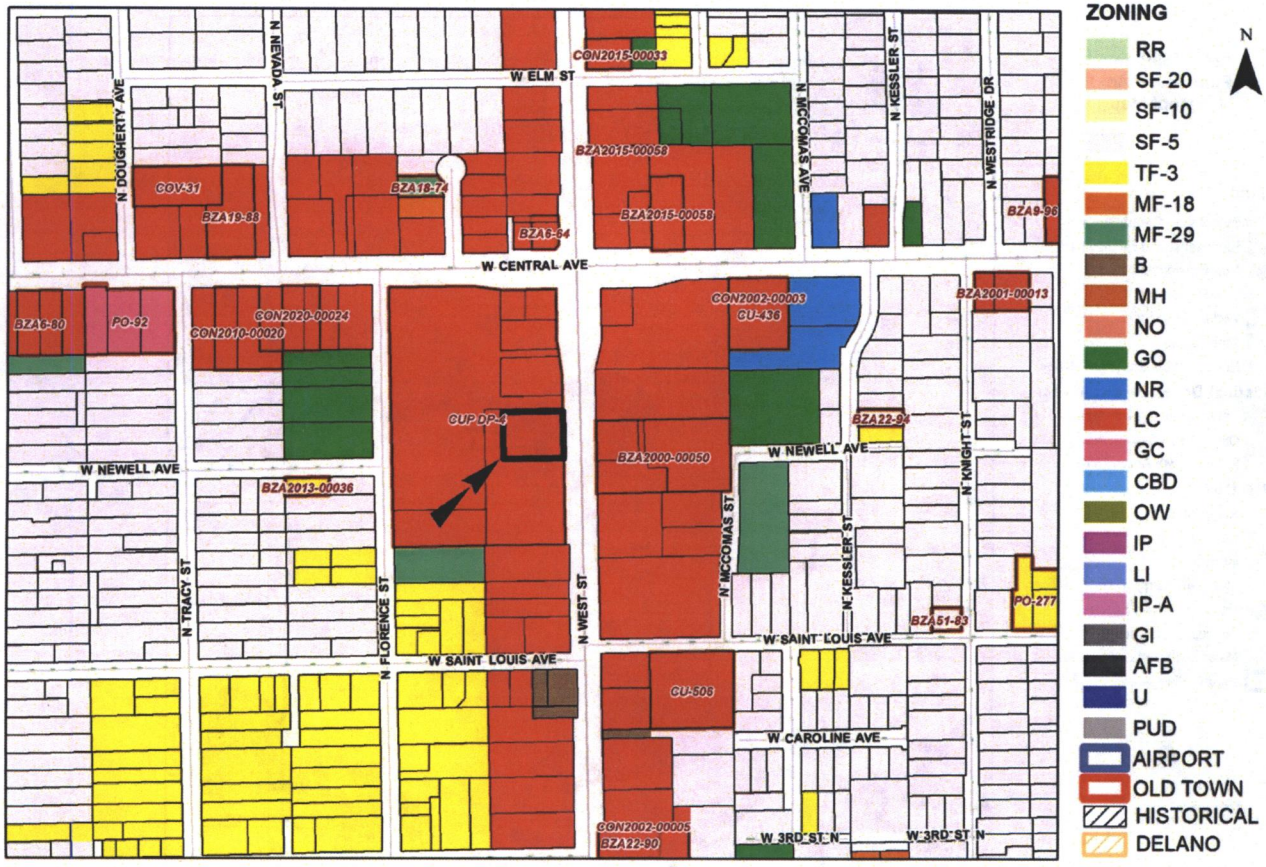
Attachments:
1. Sign Exhibit
2. Sign Spacing Exhibit
3. CUP Drawing
4. Aerial Map
5. Zoning Map
6. Land Use Map
7. Site Photos

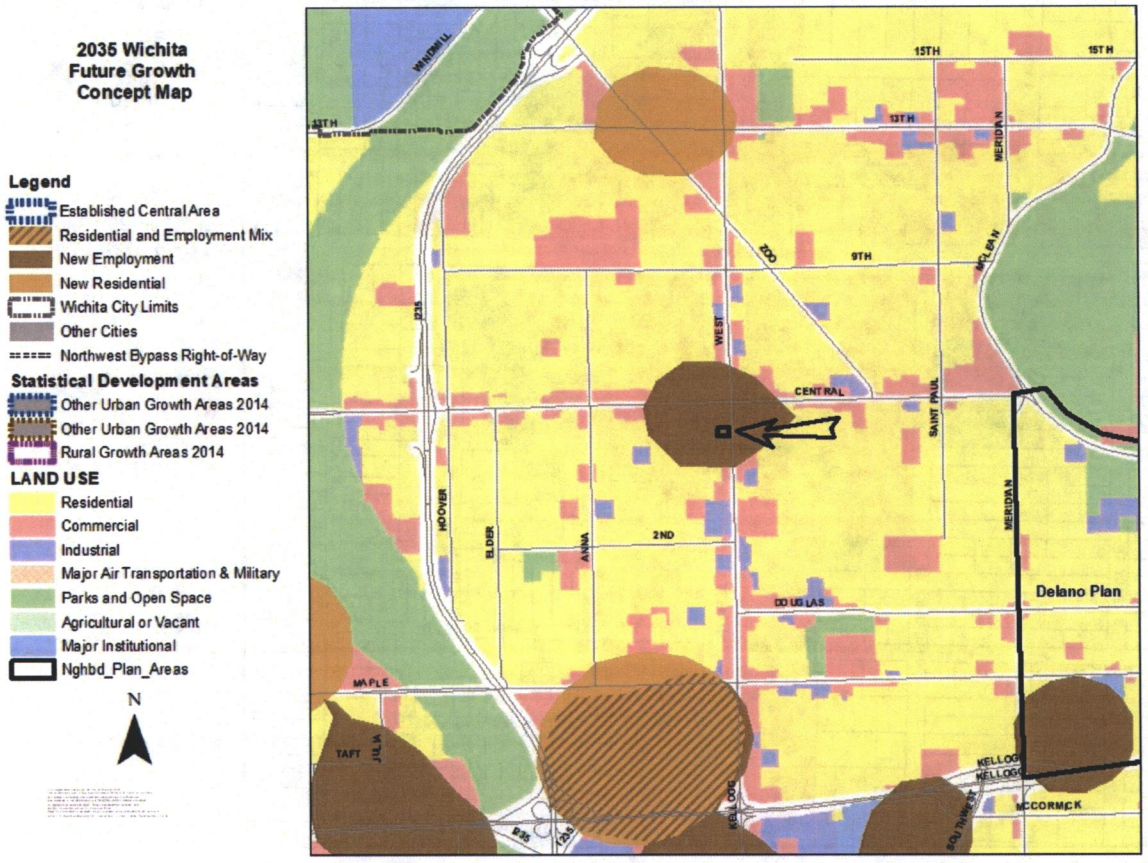

6"X6"X⅜" STEEL TUBE
PANAFLEX FACE
CHURCH'S TEXAS CHICKEN
10'-0"
¾" MATCH PLATES
4'-0"
LED SCREEN
25'-0"
8'-0"
10"X.365" STEEL TUBE
11'
19'
8'-0"
6"
3'-0"
*NOTE: INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.
1'-7½"
MANUFACTURER DECAL
UL DECAL
WET LOCATION DECAL
SERVICE SWITCH
10"X.365" STEEL TUBE
CONTINUOUS WELD REQUIRED
COPE STEEL ANGLE MOUNTS FOR SUPPORT STRUCTURE IN FIELD
MOUNTING ANGLE ATTACHMENT DETAIL
SCALE: N.T.S.
ELECTRICAL NOTE—ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 4.4
OF CKTS: 1 @ 20 AMP(RECOMMENDED)
VOLTS: 120
ELECTRICAL CONNECTION AS FOLLOWS:
GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK TO BLACK (POWER)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF NEC 2017 CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.
THE LOCATION OF DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF NEC2017.
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L) LABELS.


180'
153'
132'
78'
N
W CENTRAL AVE
N WEST ST
N FLORENCE ST
Taco Shop
Pole Sign
8'x8'
4'x4'
Loan Max
Pole Sign
10'x10'
4'x8'
Wendy's
Pole Sign
8'x12'
4'x10'
PROPOSED
Church Chicken
Pole Sign
25' Tall
10'x30'
Plaza West
Pole Sign
4'x5'
4'x12'
8'x16'
601


COMMUNITY UNIT PLAN
FOR
PLAZA WEST
SHOPPING CENTER
CENTRAL
AVENUE
NEWELL
STREET
WEST
PARCEL 1A
PARCEL 1B
PARCEL 1C
EXISTING BUILDING 84,000 S.F.
EXISTING BUILDING 88,500 S.F.
PROPOSED MAJOR ENTRANCE
EXIST ENTRANCE TO BE CLOSED
BUILDING SETBACK LINE
GENERAL PROVISIONS
PARCEL DESCRIPTIONS
PARCEL 1A:
PARCEL 1B:
PARCEL 1C:
APPROVED CUF
DP-4
PLAZA WEST SHOPPING CENTER
Baughman


W NEWELL AVE
N FLORENCE ST
N WEST ST
N MCCOMAS ST

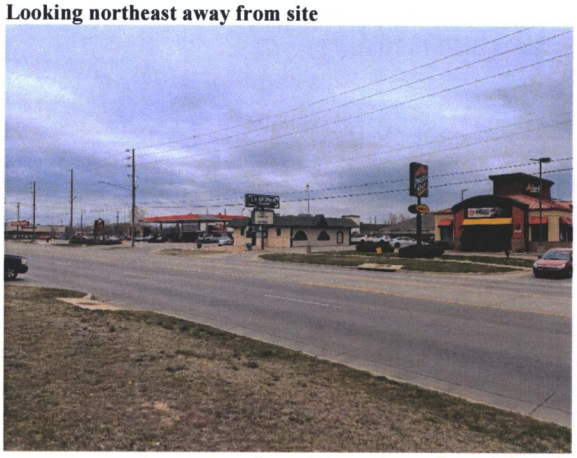

ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
HISTORICAL
DELANO
N
W ELM ST
W CENTRAL AVE
W NEWELL AVE
W SAINT LOUIS AVE
W CAROLINE AVE
W 3RD ST N
N NEVADA ST
N DOUGHERTY AVE
N MCCOMAS AVE
N KESSLER ST
N WESTRIDGE DR
N KNIGHT ST
N TRACY ST
N FLORENCE ST
N WEST ST
CON2015-00033
BZA2015-00058
BZA2015-00058
BZA18-74
BZA6-84
COV-31
BZA19-88
BZA9-96
BZA6-80
PO-92
CON2020-00024
CON2010-00020
CUP DP-3
CON2002-00003
GU-436
BZA2001-00013
BZA22-94
BZA2000-00050
BZA2013-00036
BZA51-83
PO-277
CU-506
CON2002-00005
BZA22-90


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
N
WINDMILL
15TH
13TH
MERIDIAN
9TH
WEST
CENTRAL
SAINT PAUL
HOOVER
ELDER
ANNA
2ND
DOUGLAS
Delano Plan
MAPLE
TAFT
JULIA
KELLOGG
MCCORMICK
235
135
254

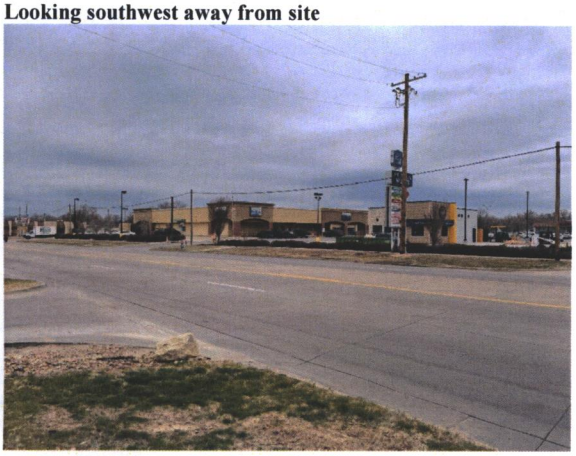
Looking northwest at site



Looking northeast away from site

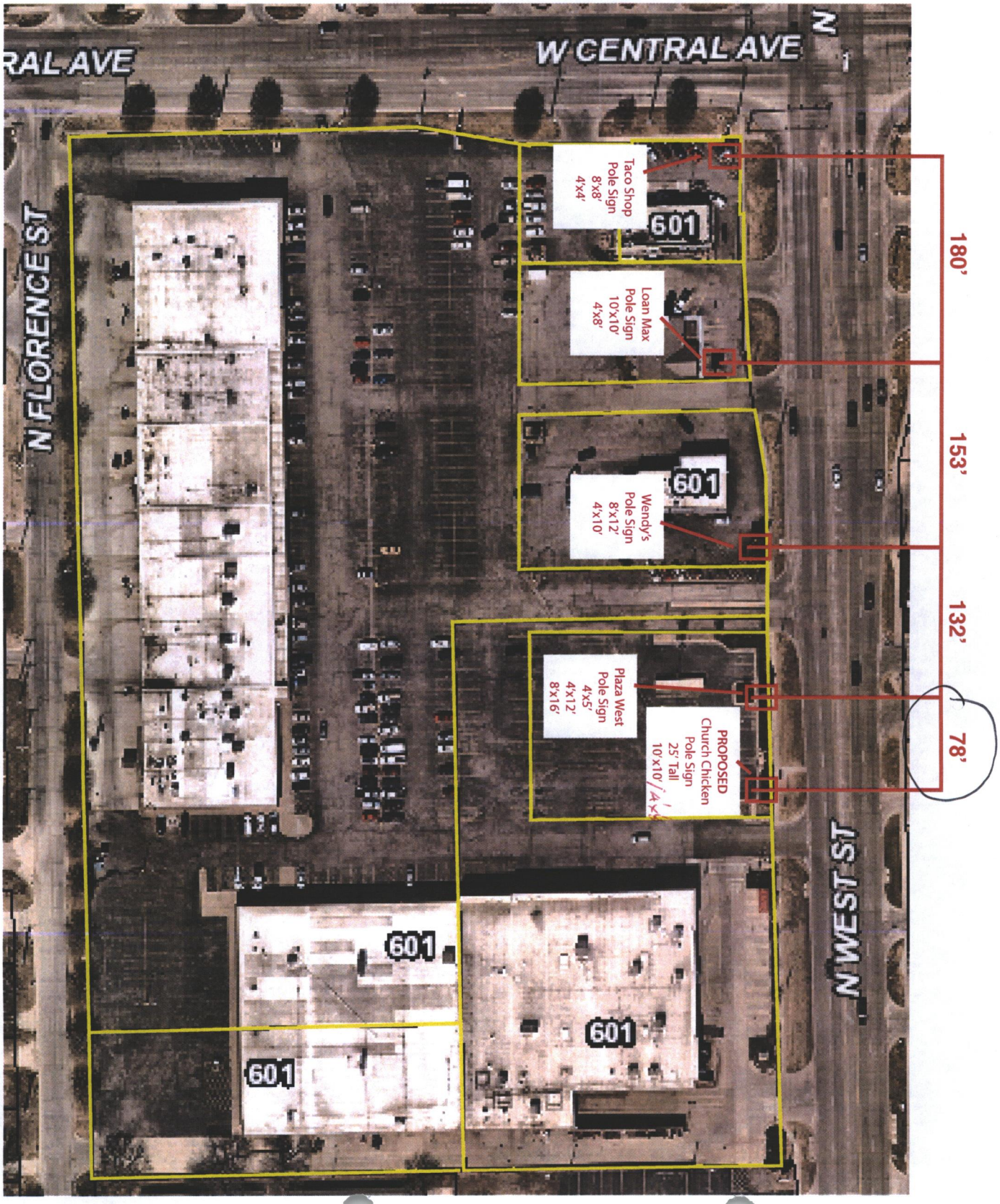


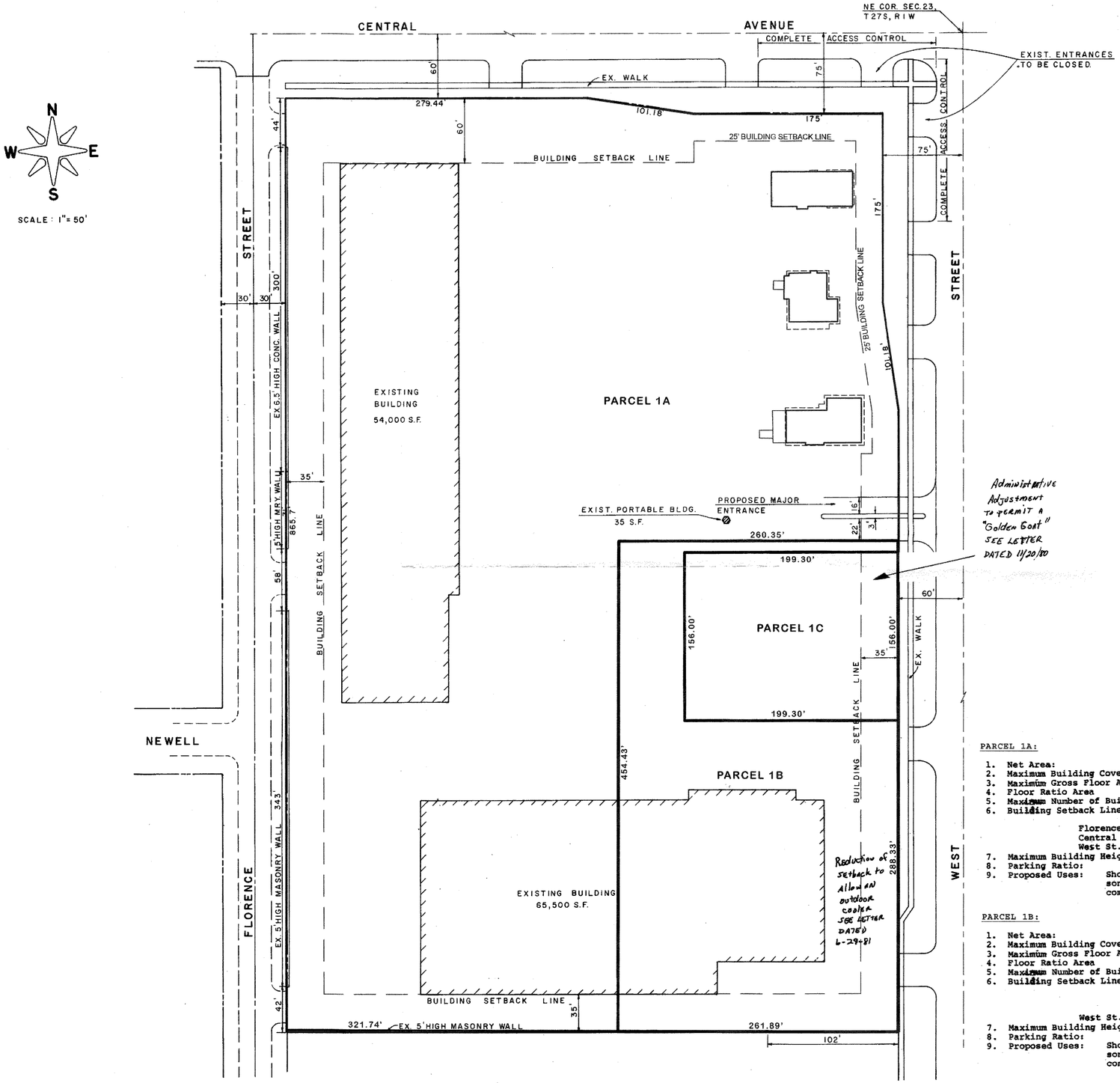
Looking southwest away from site



SITE PLAN

APPROVED 4/27/23 BY
cup23-11 DR-4





COMMUNITY UNIT PLAN FOR PLAZA WEST SHOPPING CENTER

GENERAL PROVISIONS

1. **Total Land Area:** 476,455 sq.ft., or 10.94 acres

2. **Legal Description:** Lot 1, Wescen Addition and Lots 3 and 4, Block 8, and That part of Lots 1 and 3 of Block 1, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas; Described as follows: Beginning at the N.E. Corner of Lot 1; thence west 145 feet; thence south 145 feet; thence east 145 feet; thence north 145 feet to the point of beginning, according to the recorded plat thereof, subject, however to rights of way of record over the north 20 feet and the east 20 feet thereof for street purposes.

3. **Curb Cuts:** Maximum number of curb cuts to Florence St. shall not exceed 3.

   Maximum number of curb cuts to Central Ave. shall not exceed 2.

   Maximum number of curb cuts to West St. shall not exceed 5 including one major entrance.

4. **Sign Control:** On site signs as permitted by zoning district.

5. **Fire Lane:** A fire lane, a minimum of 20 feet in width(with sufficient turning radii at corners to accomodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.

6. **Screening Wall:** A 6 foot high solid wall of concrete reduced to a 5 foot high masonry wall is constructed along the west property line except for points of ingress and egress. A 5 foot high solid wall of masonry is constructed along the south line except for the east 102 feet.

7. Off-street parking and loading spaces shall be provided as required by ordinance.

8. 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 commercial development and be binding upon the present owners, their successors and assigns unless amended.

9. All future utilities shall be installed underground.

10. The applicant shall guarantee the closing of the existing access drives at the corner of West and Central as depicted on the plan and shall guarantee the construction of a deceleration lane and major shopping center approach on West Street prior to the issuance of further building permits on the site

PARCEL DESCRIPTIONS

PARCEL 1A:

1.	Net Area:	358,400 sq.ft., or 8.23 acres
2.	Maximum Building Coverage:	30% or 107,520 sq.ft.
3.	Maximum Gross Floor Area:	161,280 sq.ft.
4.	Floor Ratio Area	0.45
5.	Maximum Number of Buildings:	Six (6)
6.	Building Setback Lines:	
	Florence St.	35 feet
	Central Ave.	As shown on plan.
	West St.	As shown on plan.
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

PARCEL 1B:

1.	Net Area:	87,625 sq.ft., or 2.01 acres
2.	Maximum Building Coverage:	30% or 26,288 sq.ft.
3.	Maximum Gross Floor Area:	39,431 sq.ft.
4.	Floor Ratio Area	0.45
5.	Maximum Number of Buildings:	One (1)
6.	Building Setback Lines:	
	West St.	As shown on plan.
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

PARCEL 1C:

1.	Net Area:	31,091 sq.ft., or 0.71 acres
2.	Maximum Building Coverage:	30% or 9,327 sq.ft.
3.	Maximum Gross Floor Area:	13,990 sq.ft.
4.	Floor Area Ratio:	0.45
5.	Maximum Number of Buildings:	One (1)
6.	Building Setback Lines:	West Street - As shown on plan
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Same as Parcel 1B

As per AA. CUP2021-00055 10-20-2021

APPROVED CUP
MAPC 02-04-09

MAPD Copy 1 of 4

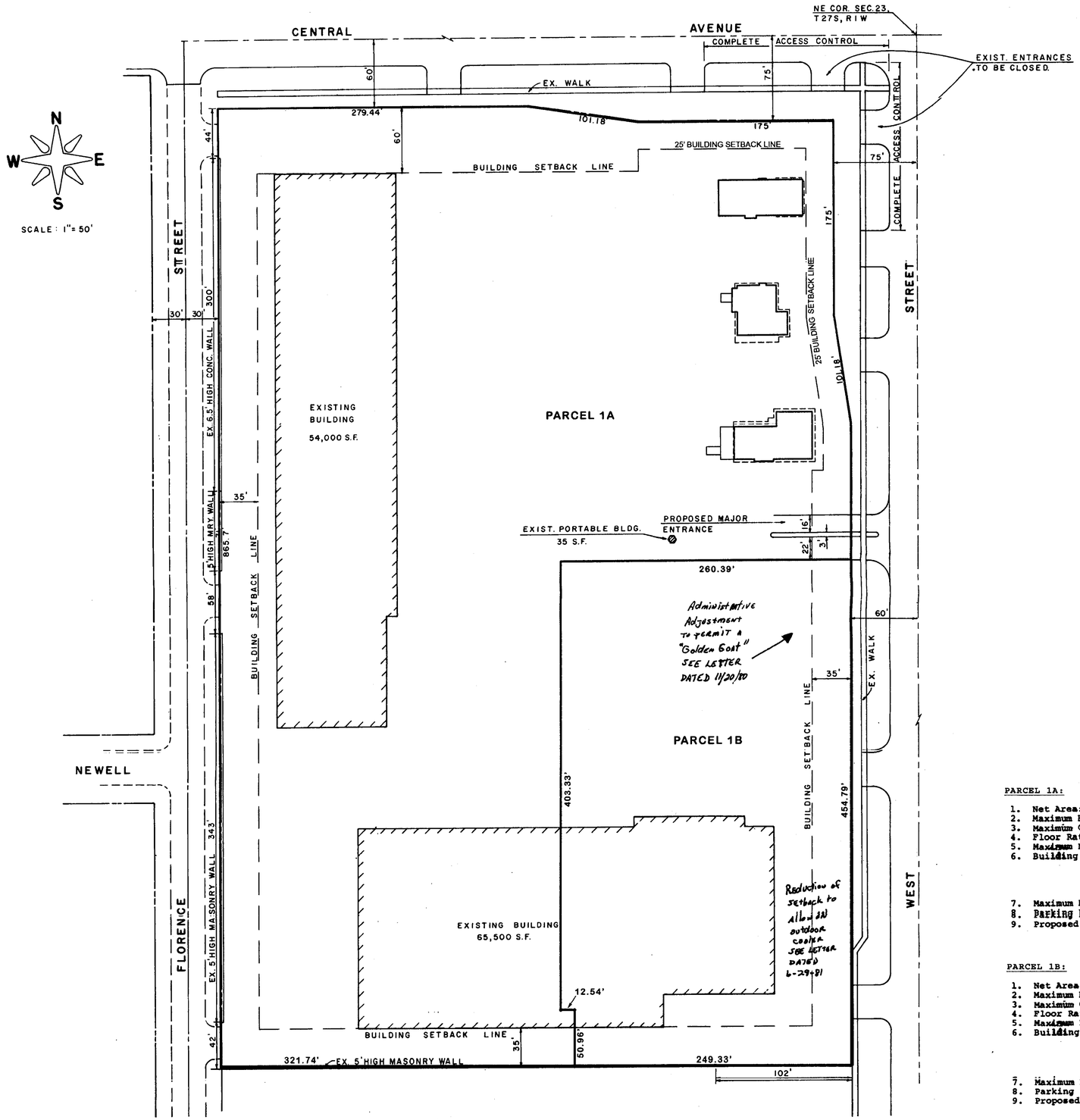
REVISED PER AMENDMENT #5: FEBRUARY 5, 2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: MAY 29,2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: NOVEMBER 9, 2010
REVISED PER ADMIN. ADJUSTMENT (CUP2021-55): OCTOBER 20, 2021

Amendment #5

DP-4

PLAZA WEST SHOPPING CENTER

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE



COMMUNITY UNIT PLAN
FOR

PLAZA WEST SHOPPING CENTER

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1. **Total Land Area:** 476,455 sq.ft., or 10.94 acres

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10. The applicant shall guarantee the closing of the existing access drives at the corner of West and Central as depicted on the plan and shall guarantee the construction of a deceleration lane and major shopping center approach on West Street prior to the issuance of further building permits on the site

PARCEL DESCRIPTIONS

PARCEL 1A:

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2.	Maximum Building Coverage:	30% or 107,520 sq.ft.
3.	Maximum Gross Floor Area:	161,280 sq.ft.
4.	Floor Ratio Area	0.45
5.	Maximum Number of Buildings:	6
6.	Building Setback Lines:	
	Florence St.	35 feet
	Central Ave.	As shown on plan.
	West St.	As shown on plan.
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

PARCEL 1B:

1.	Net Area:	118,055 sq.ft., or 2.71 acres
2.	Maximum Building Coverage:	30% or 35,416 sq.ft.
3.	Maximum Gross Floor Area:	53,125 sq.ft.
4.	Floor Ratio Area	0.45
5.	Maximum Number of Buildings:	1
6.	Building Setback Lines:	
	West St.	As shown on plan.
7.	Maximum Building Height:	45 feet
8.	Parking Ratio:	As per zoning ordinance
9.	Proposed Uses:	Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

DP-4 AMENDMENT #5
Per AA 06-03-09 as modified 06-17-09, 11-09-10
APPROVED CUP
MAPC 02-05-09 DM

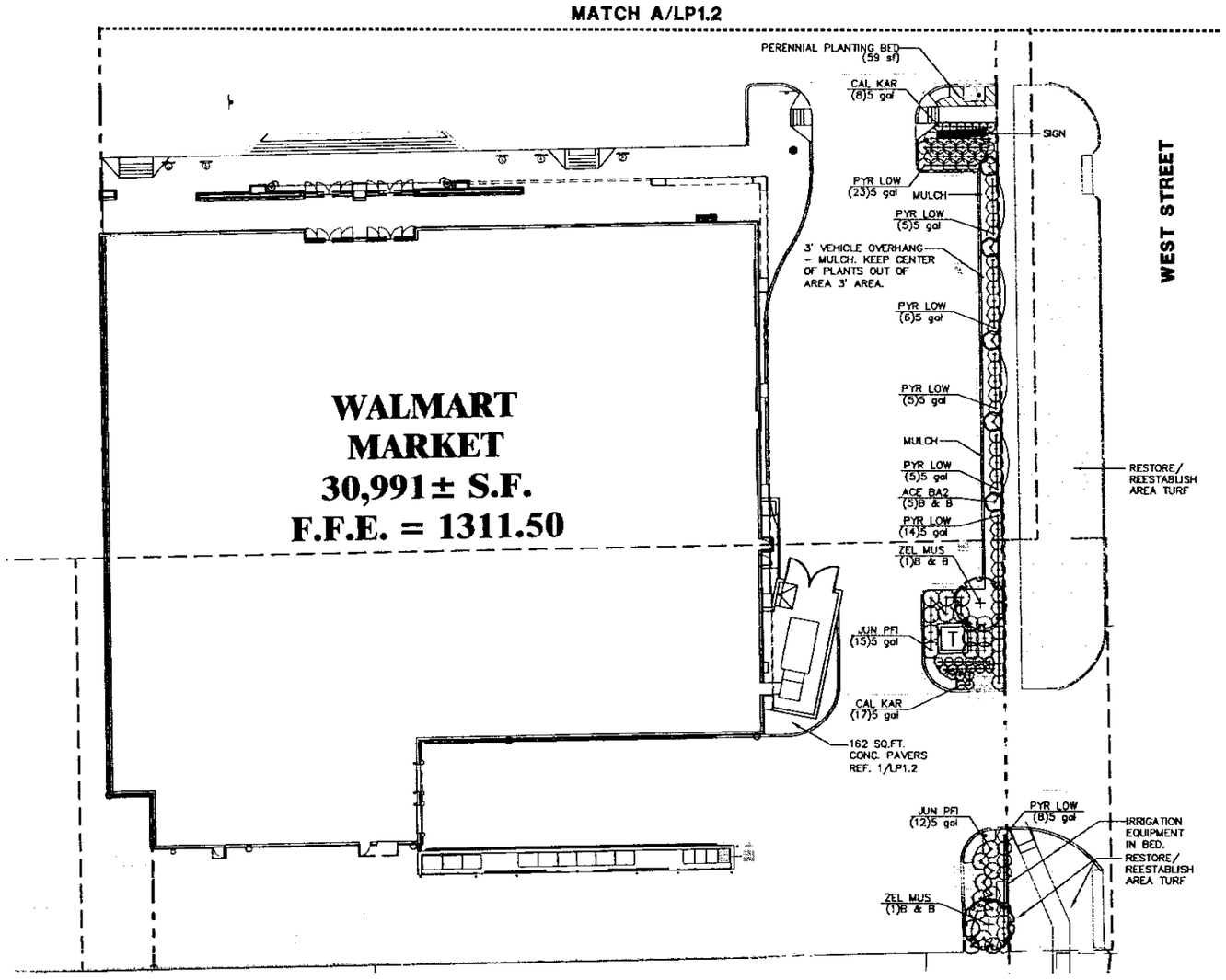
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REVISED PER AMENDMENT #5: FEBRUARY 5, 2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: MAY 29,2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: November 9, 2010

DP-4

PLAZA WEST SHOPPING CENTER

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE



A LANDSCAPE PLANTING PLAN

1"= 20'-0"

LANDSCAPE ORDINANCE CALCULATIONS:

LANDSCAPED STEELYARD REQUIRED:
West Street Frontage: 455 LF
Avg. Lot Depth: 260 LF = 10
Required Landscaped Streetyard: 4,550 SF
Required Streetyard Trees: 4,550/500 = 10 Trees

LANDSCAPED STREETYARD PROVIDED:
Streetyard Trees Provided: 4,673 SF
3 Overstory Trees
10 Ornamental Trees = 5 Over Story Trees
20 Shrubs = 2 Over Story Trees

PARKING LOT REQUIRED TREES:
One (1) Tree / 20 Parking Stalls
144 Parking Stalls / 20 = 8 Overstory Trees Required
1/2 Streetyard requirement can be used to satisfy this
1/2 Required Parking Lot Trees to be located in interior islands

PARKING LOT TREES PROVIDED:
Parking Lot Trees Provided: 4 Overstory Tress in interior islands

PARKING LOT SCREENING:
Continuous 36" Shrub Hedge Provided

RESIDENTIAL BUFFER:
N/A

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE (2)
ACE BA2	10	Acer ginnala 'Bailey Compact'	Bailey Compact Amur Maple	B & B	6' Height
ZEL MUS	7	Zelkova serrata 'Musashino'	Sawleaf Zelkova	B & B	2.5"Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
CAL KAR	77	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	
JUN PFI	70	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal	
PYR LOW	101	Pyracantha coccinea 'Lowboy'	Lowboy Pyracantha	5 gal	

PERENNIAL PLANTING BED (200 sq.ft.)

QTY	BOTANICAL	COMMON	CONT
46	Celosia argentea	Cock's Comb	1 gal @ 12" oc
46	Echinacea purpurea	Purple Coneflower	1 gal @ 12" oc
46	Gaillardia x grandiflora	Blanket Flower	1 gal @ 12" oc
46	Rudbeckia fulgida	Black-eyed Susan	1 gal @ 12" oc
46	Salvia x. sylvestris 'Mainacht'	Moy Night Salvia	1 gal @ 12" oc

PLANT EQUAL NUMBER OF PERENNIAL PLANTS IN EACH PLANTING BED.
RANDOMLY PLACE PERENNIALS THROUGHOUT EACH PLANTING BED.

DP-4 PARCEL 1B

LANDSCAPE PLAN

APPROVED 12-03-10 BY DG
SHEET 1 of 2
MAPD Copy 1 of 2

GENERAL PLANTING NOTES

GENERAL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
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 PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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.
8. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
9. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARATION

11. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4.
12. THE OWNER SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
13. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.

(2) 14. PERIMETER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 24" BELOW PAVEMENT ELEVATION AND BACKFILLED WITH APPROVED TOPSOIL AND REQUIRED AMENDMENTS.

15. RAISED PLANTERS SHALL BE EXCAVATED TO A MINIMUM 12" BELOW FINISH GRADE OF ADJACENT SIDEWALK. SUBDRAINAGE SYSTEM INSTALLED AND BACKFILLED WITH APPROVED PLANTING SOIL MIX.
16. CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
19. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
20. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
21. PLANT MATERIAL SELECTION: TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT THE TREE GROWER NURSERY PRIOR TO PURCHASE AND DELIVERY TO SITE FOR ALL OTHER PLANT MATERIAL SELECTIONS REFER TO SECTION 02900 OF THE SPECIFICATIONS FOR INSTRUCTIONS.
22. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
23. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
25. PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING PLANTING TO REDUCE TRANSPIRATION.
26. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
27. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
28. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
29. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
30. CONTRACTOR SHALL INSTALL AN 18" WIDE MULCH STRIP BEHIND ALL CONCRETE CURBS.
31. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS, EITHER A 18" OR 24" (DEPENDING UPON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

LAW/KINGDON ARCHITECTURE
ARCHITECTS & ENGINEERS
345 RIVERVIEW WICHITA, KS 67203
Phone (316) 264-0326 Fax (316) 264-0266

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CONSULTANTS

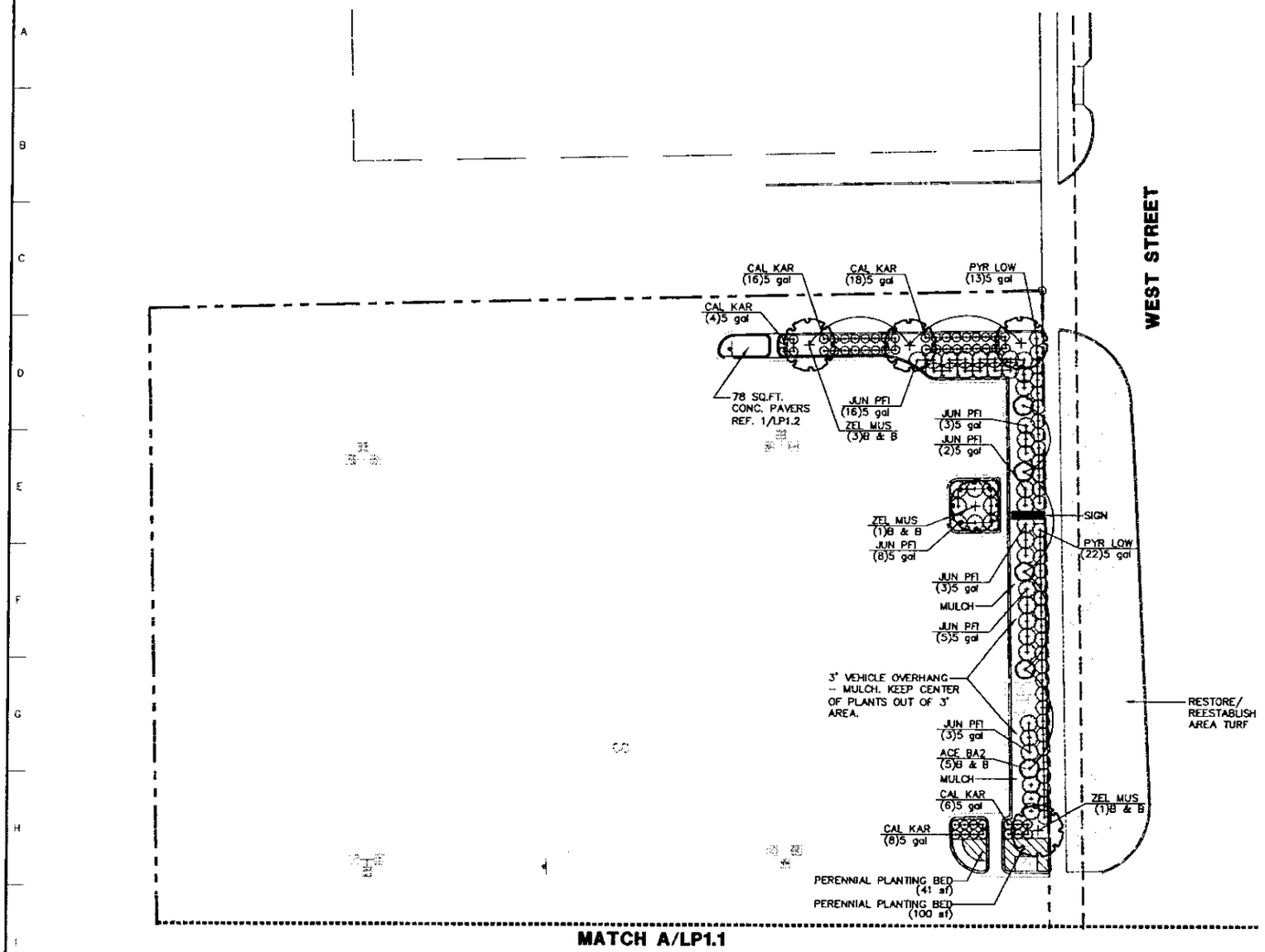
WALMART
MARKET
WICHITA, KS
STORE NO. 5856-00
JOB NUMBER: 4905.00 PHOTO:

ISSUE BLOCK		
12/03/10	Per City Comments	
12/29/10	Updated Bldg. Square Footage	
2/4/11	ADDENDUM #2 (2)	

CHECKED BY:	JB
DRAWN BY:	WAW
FILE NAME:	
PROTO CYCLE:	
DOCUMENT DATE:	10-20-10

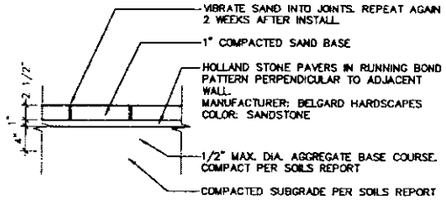
SHEET TITLE:
Landscape Planting Plans

SHEET:
LP1.1



A LANDSCAPE PLANTING PLAN

1"= 20'-0"



1 CONCRETE PAVERS

AGGREGATE BASE 1" = 1'-0"

PAVER NOTES:

1. THE CONTRACTOR SHALL SUBMIT PRODUCT INFORMATION AND SAMPLES FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OF MATERIALS TO OWNER/OWNERS REPRESENTATIVE AND GENERAL CONTRACTOR.
2. CONCRETE PAVERS TO BE FROM BELGARD HARDSCAPES OR APPROVED EQUIVALENT:
   BELGARD
   375 Northridge Road, Suite 250
   Atlanta, GA 30350
   877-235-4273
   770-804-3369
   www.belgard.com
3. INSTALL PAVERS IN A RUNNING BOND PATTERN AS INDICATED ON THE DRAWINGS. NO GAPS BETWEEN PAVERS OVER ¼" SHALL BE ALLOWED.
4. ALL PAVERS SHALL BE CUT USING MOTOR-DRIVEN CONCRETE SAW. PAVERS SHALL BE VIBRATED IN PLACE WITH A LOW-AMPLITUDE PLATE VIBRATOR CAPABLE OF A 3500-5000 LB. COMPACTION FORCE.
5. SAND FOR LEVELING SHALL BE A SOUND, SHARP WASHED NATURAL SAND OR CRUSHED STONE COMPLYING WITH THE GRADATION REQUIREMENTS OF ASTM C33 FOR FINE AGGREGATE OR AS RECOMMENDED BY THE PAVER MANUFACTURER.
6. ALL CONCRETE PAVERS AND ACCESSORIES SHALL BE INSTALLED FOLLOWING MANUFACTURER GUIDELINES AND SPECIFICATIONS.

DP-4 PARCEL 1B

LANDSCAPE PLAN

APPROVED 12-03-10 BY DG

SHEET 2 of 2

MAPD Copy 1 of 2

GENERAL PLANTING NOTES CONTINUED

RELATED ITEMS

1. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND. INSTALL IN ALL LANDSCAPED ISLANDS.
2. ALL PLANTING BEDS SHALL BE SEPARATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE ⅛" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.

LAWNS AND SEEDING

3. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
4. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
5. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF THE SWPP PLAN.
6. SOD TYPE:
   BERMUDA SOD SHALL BE A LOCALLY AVAILABLE BERMUDA BLEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. SOD SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 02900 OF THE SPECIFICATIONS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN.
7. SEED TYPE:
   PERMANENT LAWN SEEDING - LOCALLY AVAILABLE BERMUDA GRASS RATE: 3lbs/1000 SF (NEW LAWNS)
   TEMPORARY LAWN SEEDING - ANNUAL RYEGRASS RATE: 3lbs/1000 SF

INSPECTIONS/MAINTENANCE AND CLEAN-UP

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATION SECTION 02900.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
10. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
11. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
12. 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
13. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
14. PROVIDE NOTIFICATIONS TO THE OWNERS CIVIL ENGINEERING CONSULTANT (CEC) FOR MEETING AND EVENT NOTIFICATIONS FOR THE FOLLOWING:
    - PRE-WORK MEETING
    - PLANT MATERIAL SELECTION MEETING AT GROWER
    - PLANTING OPERATIONS
    - ISLAND INSPECTION
    - TREE TRANSPLANTING (IF APPLICABLE)
    - SUBSTANTIAL COMPLETION INSPECTION
    - FINAL INSPECTION
    - WARRANTY INSPECTION

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTING WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN THE PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY LOCATES

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT KANSAS ONE-CALL A MINIMUM 2 WORKING DAYS PRIOR TO WORK AT 1-800-344-7233 (WICHITA: 687-2470)

CITY OF WICHITA PUBLIC UTILITY LOCATE SHALL BE CONTACTED A MINIMUM 2 DAYS PRIOR TO WORK AT 316-268-4260.

LAW/KINGDON ARCHITECTURE
ARCHITECTS & ENGINEERS
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 264-3338 FAX (316) 264-0258

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CONSULTANTS

WAL★MART
MARKET
WICHITA, KS
STORE NO. 5855-00
JOB NUMBER: 4835.00 PHOTO:

ISSUE BLOCK	
12/02/10	Per City Comments

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FILE NAME:	
PHOTO CYCLE:	
DOCUMENT DATE:	10-20-10

SHEET TITLE: Landscape Planting Plans

SHEET: LP1.2

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 PROTECT EXISTING SHRUBS & TREES AS NOTED ON PLAN.

3. 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.

4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD/SEED AREAS. GRADE SHALL BE ADJUSTED FOR SOD/SEED THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.

5. SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.

6. INSTALL ADDITIONAL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS, AS NECESSARY.

7. 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.

8. 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.

9. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD

Landscaped Street Yard Required:
156 LF East Harry
x 10 square footage factor
1,560 total landscaped street yard required

Landscaped Street Yard Provided:
1,990 Total sq. ft. provided

Street Yard Trees Required:
1,560 ÷ 500 = 3 trees required
(up to ½ can be provided by shrubs)

Shade Trees Provided:
4 existing Shade Trees + 5 Ornamental Trees = 3+ Shade Trees provided

PARKING LOT SCREENING AND LANDSCAPING
Parking lot screening provided by existing shrubs

Parking Lot Trees Required

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 3 street yard trees = 1.5

22 parking stalls ÷ 20 = 1 tree required

Parking lot trees provided:
1 Parking Lot Tree provided

PLANTING LEGEND

EXISTING SHRUBS

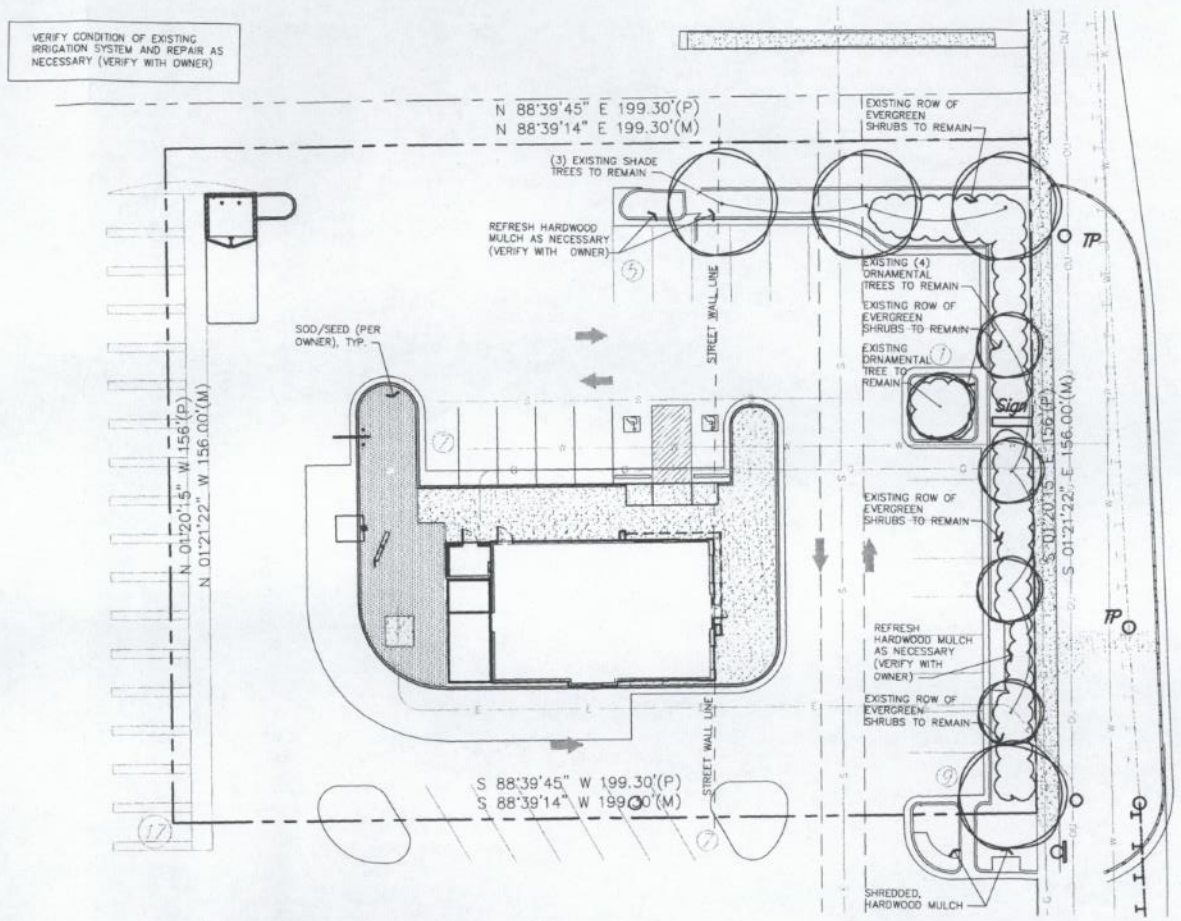
SIDEWALK

SEED/SOD

LEGAL DESCRIPTION

LOT 2, BLOCK A WESCEN 2ND ADDITION

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



LANDSCAPE PLAN

SITE PLANTING PLAN
1" = 20'-0"
0 20' 40'

North

APPROVED 1/17/21 BY NCS

DP-4

Issued/Revised	Date

Church's Chicken
601 N. West Street
Wichita, KS

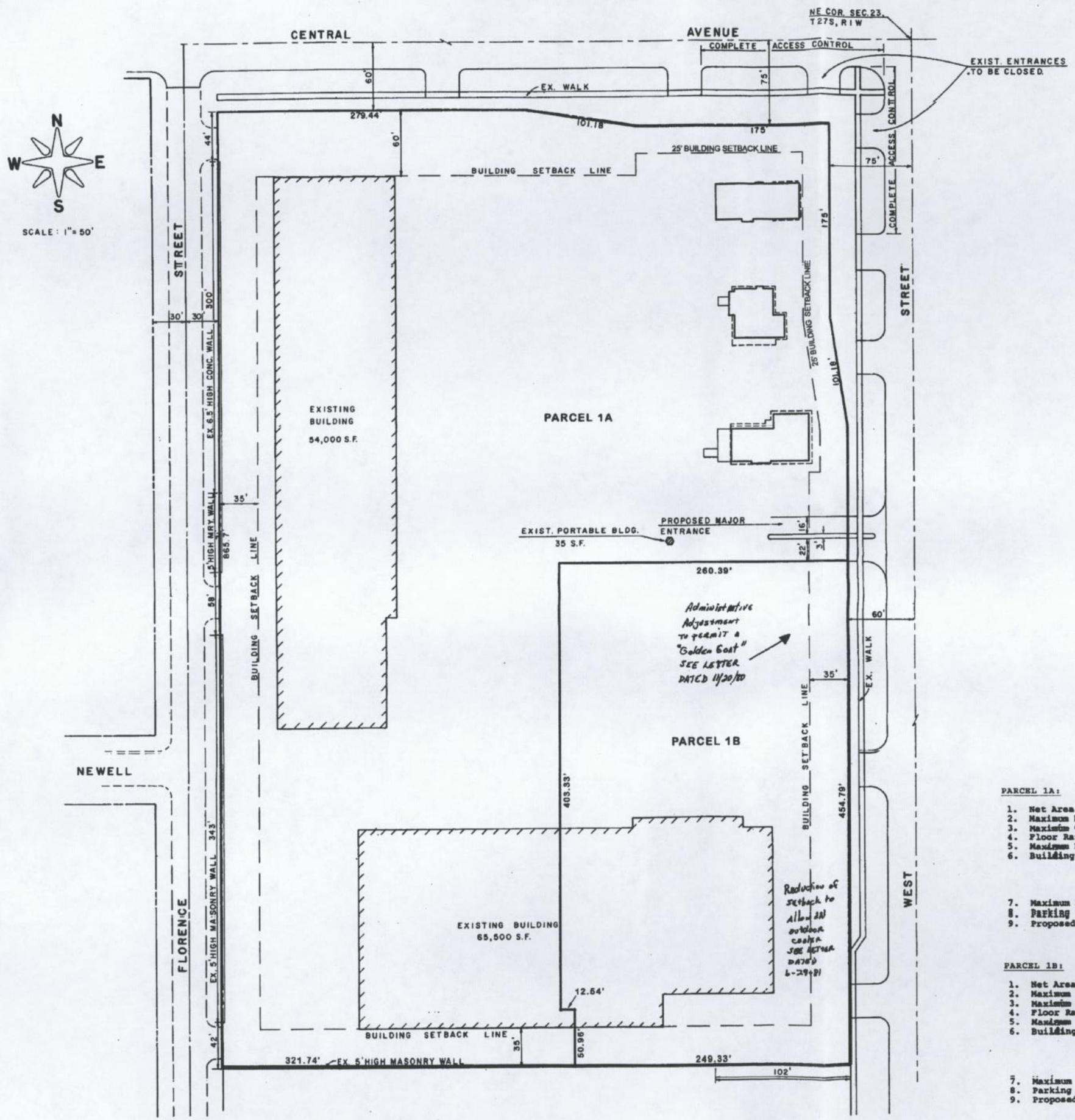
TERI FARHA, PLA
LANDSCAPE ARCHITECT

terifarha@cox.net
Wichita, KS 67218

PLANTING PLAN

DATE
November 9, 2021

LS1



COMMUNITY UNIT PLAN
FOR

PLAZA WEST SHOPPING CENTER

GENERAL PROVISIONS

1. Total Land Area: 476,455 sq.ft., or 10.94 acres
2. Legal Description: Lot 1, Wescen Addition and Lots 3 and 4, Block 8, and That part of Lots 1 and 3 of Block 1, Parkwilde Addition to the City of Wichita, Sedgwick County, Kansas; Described as follows: Beginning at the N.E. Corner of Lot 1; thence west 145 feet; thence south 145 feet; thence east 145 feet; thence north 145 feet to the point of beginning, according to the recorded plat thereof, subject, however to rights of way of record over the north 20 feet and the east 20 feet thereof for street purposes.
3. Curb Cuts: Maximum number of curb cuts to Florence St. shall not exceed 3.

   Maximum number of curb cuts to Central Ave. shall not exceed 2.

   Maximum number of curb cuts to West St. shall not exceed 5 including one major entrance.
4. Sign Control: On site signs as permitted by zoning district.
5. Fire Lane: A fire lane, a minimum of 20 feet in width(with sufficient turning radii at corners to accomodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
6. Screening Wall: A 6 foot high solid wall of concrete reduced to a 5 foot high masonry wall is constructed along the west property line except for points of ingress and egress. A 5 foot high solid wall of masonry is constructed along the south line except for the east 102 feet.
7. Off-street parking and loading spaces shall be provided as required by ordinance.
8. 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 commercial development and be binding upon the present owners, their successors and assigns unless amended.
9. All future utilities shall be installed underground.
10. The applicant shall guarantee the closing of the existing access drives at the corner of West and Central as depicted on the plan and shall guarantee the construction of a deceleration lane and major shopping center approach on West Street prior to the issuance of further building permits on the site

PARCEL DESCRIPTIONS

PARCEL 1A:

1. Net Area: 358,400 sq.ft., or 8.23 acres
2. Maximum Building Coverage: 30% or 107,520 sq.ft.
3. Maximum Gross Floor Area: 161,280 sq.ft.
4. Floor Ratio Area 0.45
5. Maximum Number of Buildings: 6
6. Building Setback Lines:

   Florence St. 35 feet
   Central Ave. As shown on plan.
   West St. As shown on plan.
7. Maximum Building Height: 45 feet
8. Parking Ratio: As per zoning ordinance
9. Proposed Uses: Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

PARCEL 1B:

1. Net Area: 118,055 sq.ft., or 2.71 acres
2. Maximum Building Coverage: 30% or 35,416 sq.ft.
3. Maximum Gross Floor Area: 53,125 sq.ft.
4. Floor Ratio Area 0.45
5. Maximum Number of Buildings: 1
6. Building Setback Lines:

   West St. As shown on plan.
7. Maximum Building Height: 45 feet
8. Parking Ratio: As per zoning ordinance
9. Proposed Uses: Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.

REVISED PER AMENDMENT #5: FEBRUARY 5, 2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: MAY 29,2009
REVISED PER ADMINISTRATIVE ADJUSTMENT: November 9, 2010

DP-4 AMENDMENT #5
PER AA 06-03-09 as modified 06-17-09, 11-09-10
APPROVED CUP
MAPC 02-05-09 DM

MAP COPY 1 of 2

DP-4

PLAZA WEST SHOPPING CENTER

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE