COMMUNITY UNIT PLAN
GOLF PARK WEST
DP#172

Parcel 1A
Proposed uses: Restaurant and Parking

Gross Area: 25,251.89 Sq. Ft. – 0.5797 Acres
Maximum number of Buildings: One
Maximum Gross Floor Area: 5,000 sq. ft.
Maximum Building Height: 35'

Parcel 2

Proposed uses: Parking

Gross Area: 78,276.24 sq. ft. – 1.7969 Acres
Maximum number of Buildings: None

Parcel 3

Proposed uses: Golf driving range, golf pitching and putting area, miniature golf, baseball batting cages and similar outdoor recreation uses, indoor recreation center, restaurant and/or club, support offices, bowling alley, skating rink, 1 full go-kart track, and 1 go-kart track for children, and lighted parking. 3/17/00 Interpretation that bumper boats are same as go-cart. 4-21-04 Wireless communication facility permitted by BZA2004-00010 DM

Gross Area: 791,465.3345 sq. ft. – 18.1695 Acres
Maximum Building Coverage: 6.82%
Maximum Gross Floor Area: 54,000 sq. ft.
Maximum Building Height: 35'
Maximum Number of Buildings: 5 major buildings, miniature golf obstacles not considered building.

General Provisions

1. No building shall be constructed closer to the south property line than 600 feet nor closer to the east and west property lines than 35 feet. Safety screens may be constructed within the 600-foot building set-back area as delineated on the C.U.P. In the event that contiguous parcels are developed under the same ownership, setbacks between those parcels shall not be required unless separate, freestanding buildings are constructed.

2. A planting screen consisting mainly of large, upright evergreen trees shall be provided along the south, east and west property lines. This planting screen shall be at least 20 feet wide along the east and west property lines, except along the northern 530 feet of the east property line which may be reduced to 10 feet. A landscape plan for the planting screens, indicating the location, type, and specifications of plant materials and method of watering, shall be submitted to the Planning Department for review and approval. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the plant materials have not been planted. 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 the Superintendent of Central Inspection.

per AA CUP93-26 approved 8/18/93

provided that the south 375 feet thereof is exempt from the planting screen with abutting non-residential uses.

3. An 8' security fence shall be constructed around the perimeter of the property prior to opening of the driving range. A 6 to 8 foot masonry wall will be required if the uses on Parcel 3 should change to other than the open golf driving range use.

4. Overhead lights may be installed in the miniature golf course area if they are directed downward so as not to shine on properties outside this C.U.P. area. Overhead lights may be installed on the golf course driving range if located behind the driving tee area and directed to a common focal point near the center of the range. Driving range lights shall mainly direct light away from residential properties to the East, South, and West. A lighting plan designation location, height, directions, and power of the lights shall be submitted to the superintendent of central inspection for review and approval prior to installation. All such overhead lights shall be turned off no later than 12:00 A.M. on the driving range. Other exterior lights shall be turned off by 2:00 A.M. All lights shall be shielded to reflect and direct light away from the residential properties to the east, south, and west.

5. Safety screens for the golf driving range made of open mesh shall be installed as indicated on the C.U.P. These safety screens shall not exceed 50 feet in height.

6. One sign advertising the recreation facility shall be permitted along 21st Street North and it shall be within the "C" zoning district of parcel 3. The sign shall be no more than 150 square feet in width and 30 feet in height. One (1) monument sign shall be permitted along 21st Street North for Parcel 1A. The monument sigh shall have a maximum square footage of 60 square feet and a maximum height of 15 feet. Advertising signs shall be in accordance with Section 24.04 of The Code of the City of Wichita. No flashing lights, offsite or portable signs shall be allowed.

7. No outside loud speakers shall be permitted which allow sounds to be heard beyond the property lines of this C.U.P.

8. The transfer of the title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan of 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, or any amendments thereto, unless amended after the Planning Commission and City Council review at a public hearing.

9. All utilities shall be installed underground. Parking shall be in accordance with Section 28.04.140 of The Code of the City of Wichita. Drainage shall be in accordance with the approved drainage plan on file with the Engineering Division of the City of Wichita.

10. No walls shall be constructed in any utility easement, and a building permit shall be obtained prior to construction of any wall.

11. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.

12. Access points to 21st Street North, shall be allowed as determined at the time of platting, and as modified by vacation of access control (V-2125).

13. No more than two go-kart tracks shall be constructed on Parcel 3 of the C.U.P. One of these go-kart tracks shall be limited to one-to-three horsepower karts intended to be operated by children seven (7) years of age or younger. No go-kart tracks may be constructed on the southern 600 feet of the C.U.P. and the go-kart tracks shall be constructed in general conformance with the site plan dated January 25, 1999.

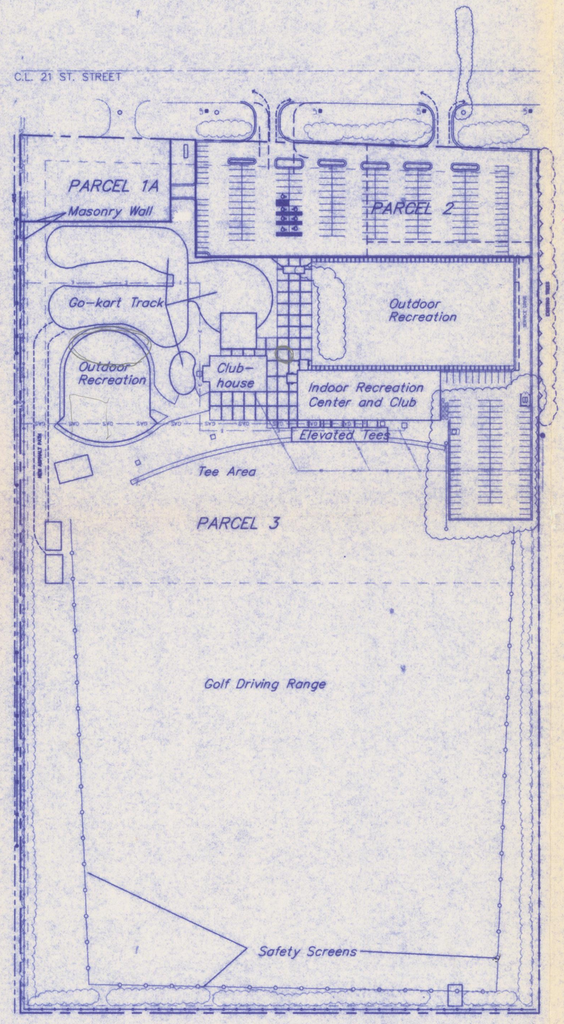
14. A six-foot-high wall shall be constructed along the west and north sides of the go-kart track area, as indicated on the C.U.P. drawing. The wall shall be constructed of stone, brick, architectural tile or similar material, formed or preformed and colored to have the appearance of such materials (not including wood or woven wire).

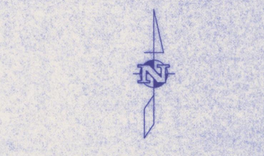
15. Development within this C.U.P. shall conform to the noise standards set forth in Chapter 7.41 of The Code of the City of Wichita.

16. The site shall be developed in general conformance with the approved site/landscape plan. Any substantial deviation from the plan, as determined by the Zoning Administrator and/or Planning Director, shall constitute a violation of the building permit authorizing construction of the proposed development.

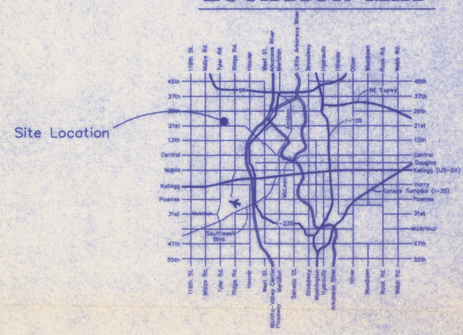
17. If there are private parties with more than 100 people expected to attend, the park shall be shut down to the public.

18. Total parking for Parcels 2 and 3 shall be a minimum of 248 spaces.





LOCATION MAP



Approved per AA. CUP93-26 8/18/93
- modified landscaping
DP-172
APPROVED CUP
MAPC As per A.A. dated 3-23-99 DM
MAPD 2 of 2

99120/CUP

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6773

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Wichita-Sedgwick County Metropolitan Area Planning Department

August 18, 2023

Project 8333, LLC
Attn: Bryan Nguyen
8918 West 21st Street North
Wichita, KS 67205

RE: CUP2023-00026 – Administrative Adjustment request in the City to the Golf Park West CUP DP-172 to remove landscaping requirements along a portion of the east property line because abutting property is non-residential in use; generally located on the south side of West 21st Street North, within one-half mile east of North Tyler Road.

LEGAL DESCRIPTION: Lots 2 and 3, Block 1, Golf Park West Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-172 in order to modify the landscaping requirements along the ease property line where abutting current and future non-residential uses. It is our understanding that you intend to acquire the undeveloped portion of the SF-5-zoned lot immediately abutting to the east from the church property and develop it with commercial uses. If this takes place, said new commercial property will have access to the site via an access easement across your property and the trees would need to be removed at that time. It is also our understanding that even if the future commercial development does not take place, the church property to the east is amenable to the removal of the landscape buffer trees along the shared property line.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

2. A planting screening consisting mainly of large, upright evergreen trees shall be provided along the south, east, and west property lines. This planting screening shall be at least 20 feet wide along the east and west property lines, except along the northern 530 feet of the east property line which may be reduced to 10 feet, ***provided that the north 375 feet thereof is exempt from the planting screen when abutting non-residential uses***…

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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

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

cc: MABCD
Bryan Frye, CM District V
Teresa Veazey, CSR District V

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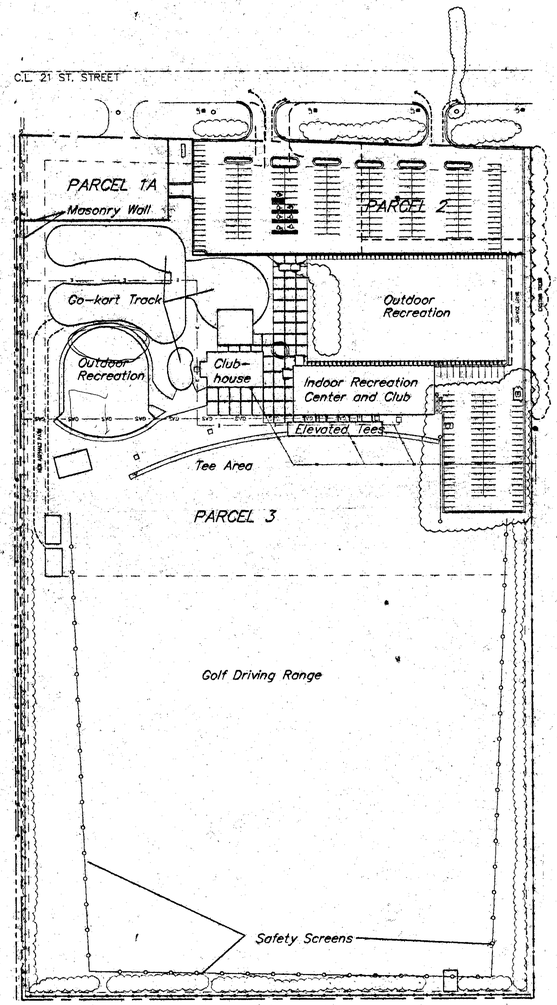
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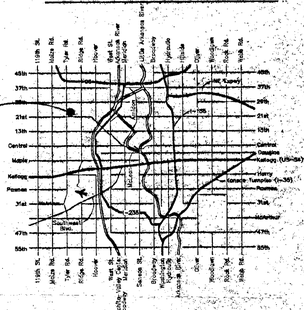
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SCALE
100' 0 100' 200'

LOCATION MAP



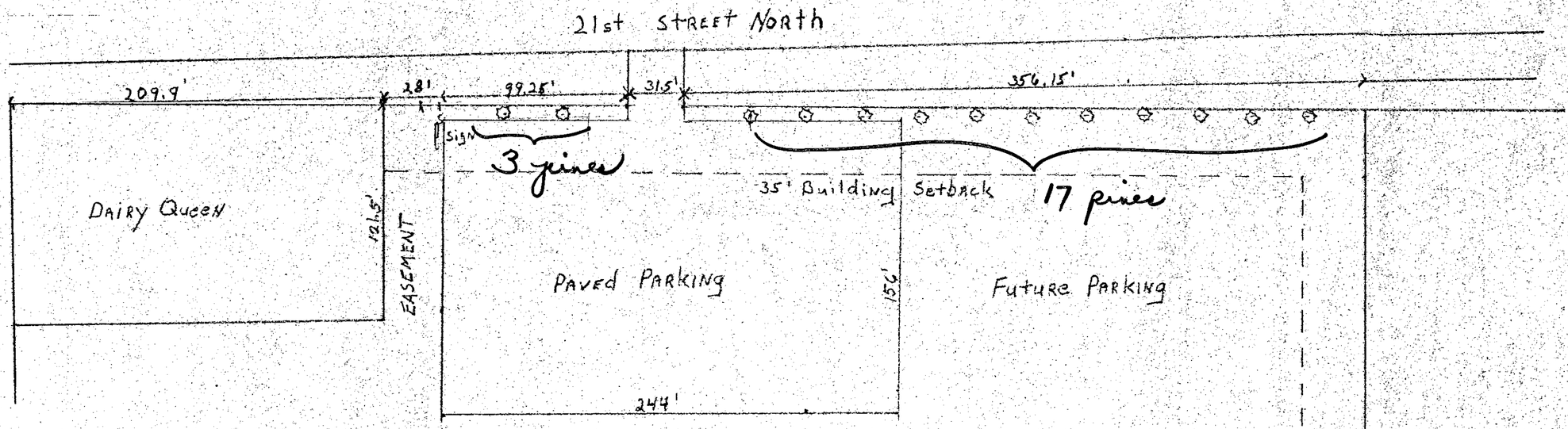
APPROVED CUP
MAPC Aspen P.A. Dated 3-25-99 DM
1
MAPD 2 of 2

99120/CUP

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AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura; Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6793

GOLF PARK WEST
PLANTING PLAN



N

PLANT MATERIAL SCHEDULE		
QT	COMMON NAME	SIZE
20	AUSTRIAN PINE	5'-6'

approx. 20' o.c.

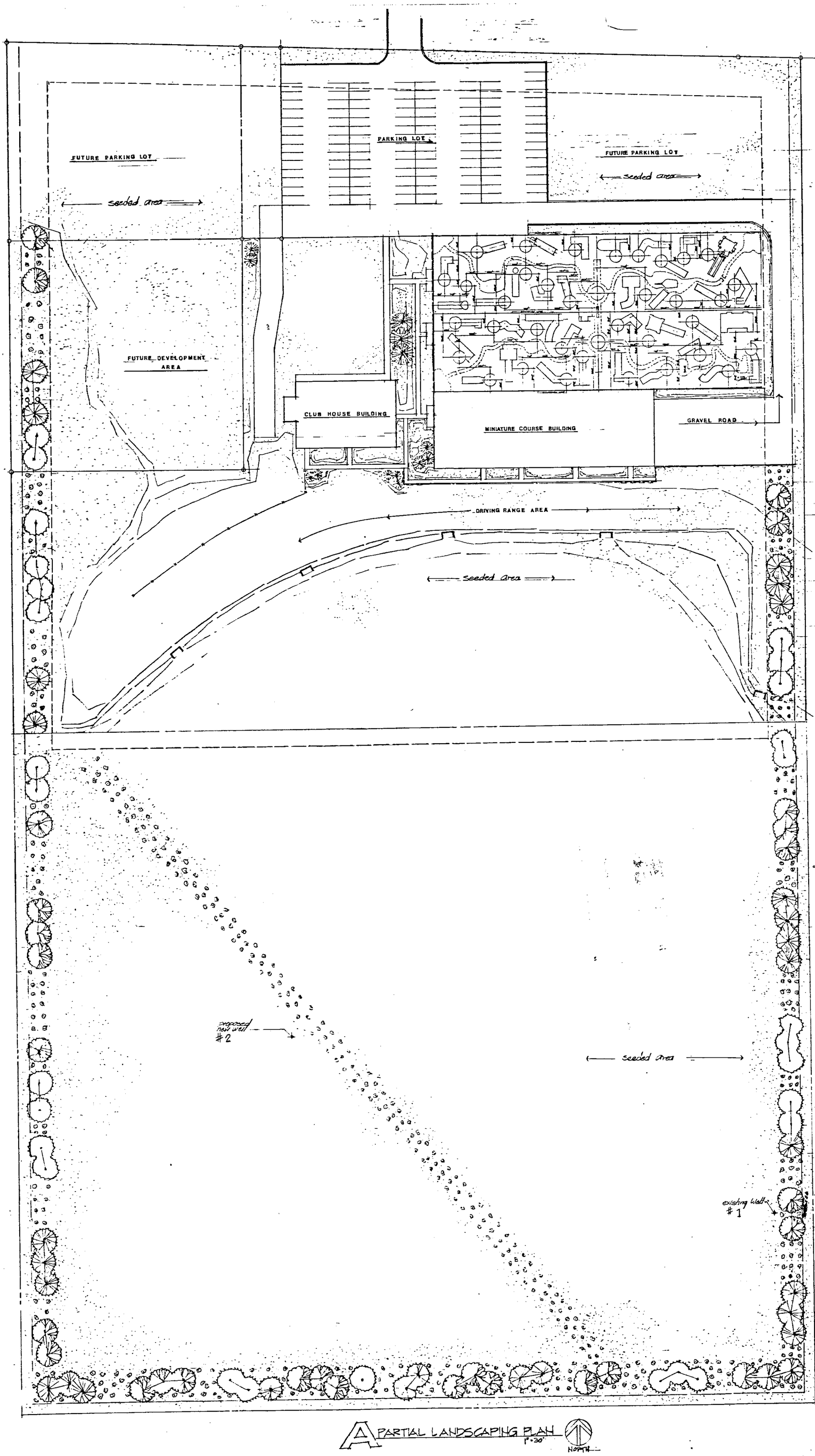
SCALE 1" = 50"

DP-172 PARCEL 2

LANDSCAPE PLAN

APPROVED 9/18/95 BY LO

MAPD COPY 2 OF 2



A PARTIAL LANDSCAPING PLAN 1"=30' NORTH

CARSON

CARSON & CO., INC.
2015 S. HYDRAULIC
WICHITA, KANSAS 67218
(316) 524-0888

GOLF PARK WEST
WICHITA, KANSAS

DRAWN	CHECKED
MAB 6-87	

SHEET TITLE

APPROVED LANDSCAPE PLAN FOR DP-172 GOLF PARK WEST CUP

8-7-87

MAPD COPY 1 OF 2

LEGEND:

- Canecart Redcedar
- Cottonless Cottonwood
- Austrian Pine (trim)
- Assort. Seedlings
- Canecart Red Cedar

PLANT LIST

quan	Plant Name	size	cond
28	Cottonless Cottonwood	8'-10'	BB
28	Austrian Pine	8-10'	BB
28	Canecart Redcedar	8-10'	BB
1000+ (500) (500)	Assort. Seedlings Austrian Pine Cedar	1'	
13	Canecart Red Cedar	4'-5'	BB

Notes:

1. Seeded area is to be seeded w/ K-31 Fescue.
2. Irrigation to be provided by 2 water well (sharing) Heirs & drip system on plastic pipe laying on the surface of the landscape soil. Contractor to verify location of any underground utilities prior installation of plant material.

Prepared by: Manny A. Balderol
GRADUATE ARCHITECT

CARSON

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2015 S. HYDRAULIC
WICHITA, KANSAS 67218
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SHEET TITLE
LANDSCAPE PLAN

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SHEET NO.
L-2