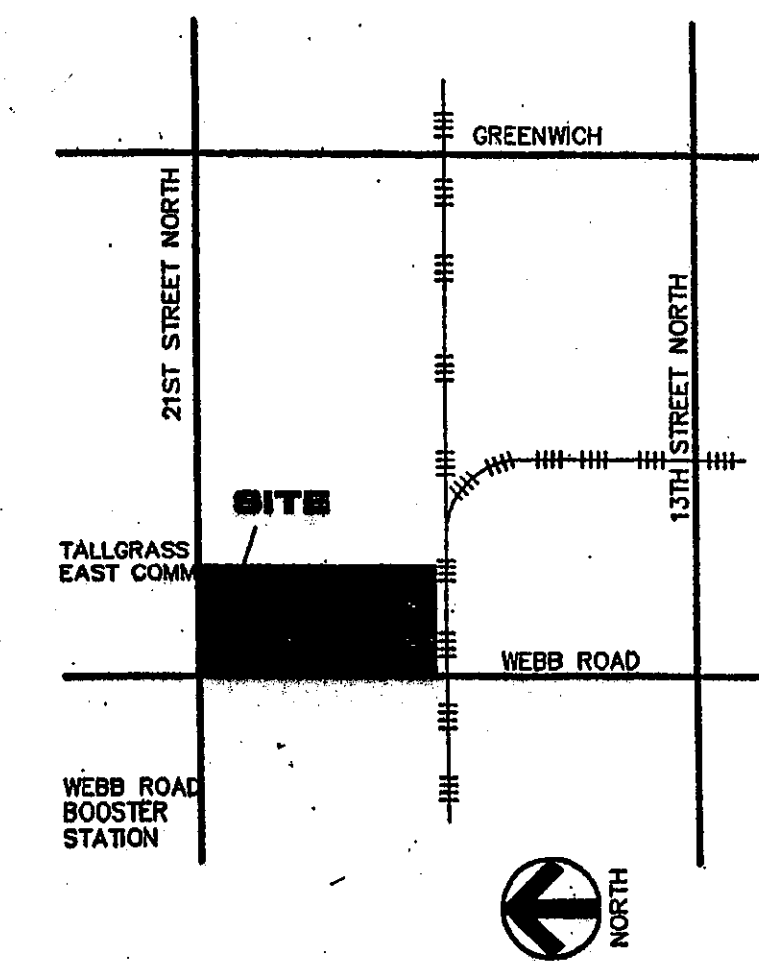
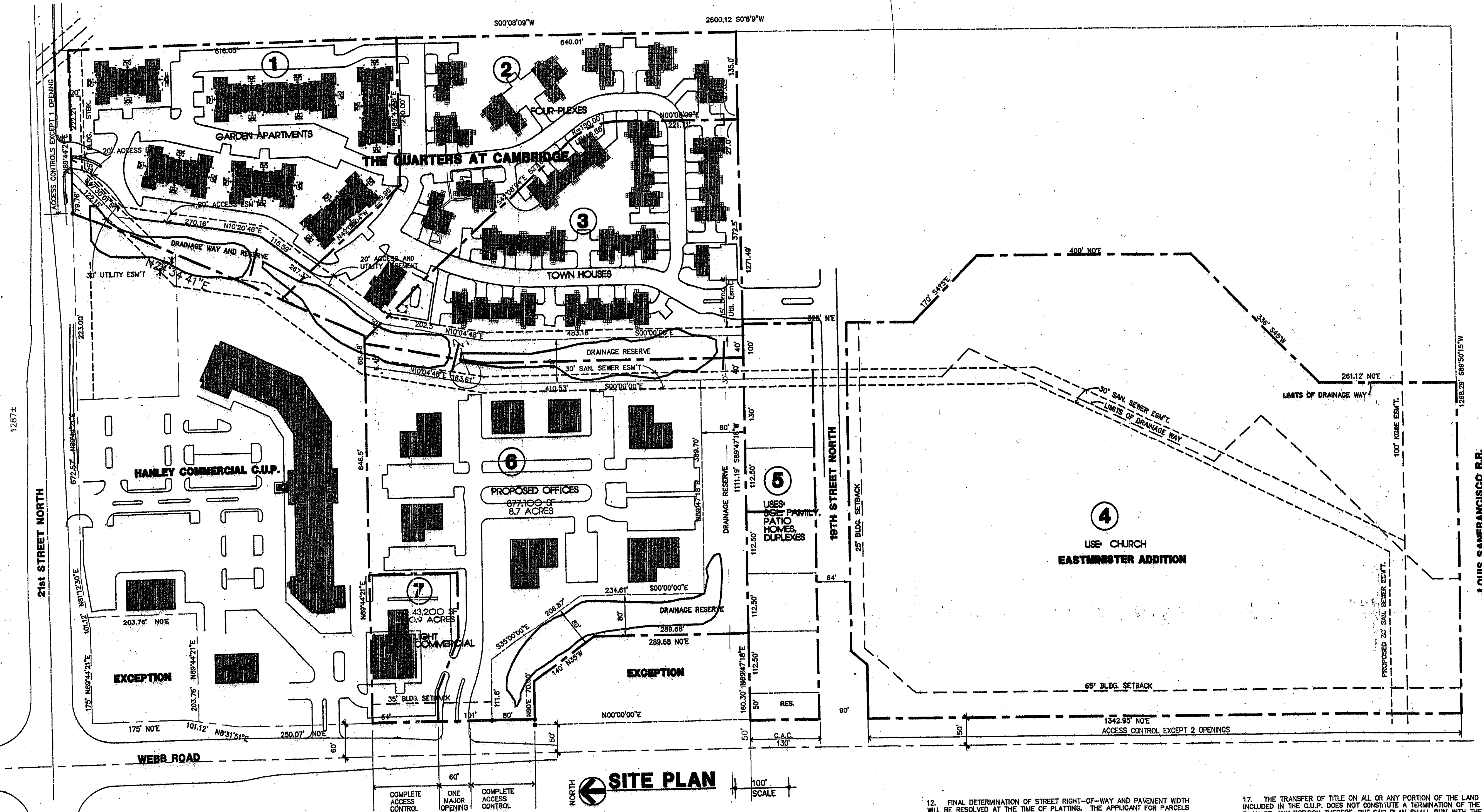




LOCATOR MAP
NO SCALE

PERADJIN ADJUSTMENTS 03-19-07, 03-21-07
AND INTERPRETATION 05-07-08

DP-154 HANLEY RESIDENTIAL CUP
APPROVED MAP
APPROVED CUP

MAPC 07/27/00 DM

WCR 08/22/00 DM

MAPD Copy 1 of 2

24. PROPOSED USES:
- PARCEL 1.**
ZERO LOT LINE, CLUSTER SINGLE FAMILY, FOUR-PLEXES, TOWN
HOUSES, GARDEN APARTMENTS
GROSS AREA 8.4 ACRES
MAXIMUM UNITS PERMITTED 440 104 See Adm Hdy. dated 3/10/93
MAXIMUM DENSITY - 20.3 DU/ACRE
- PARCEL 2**
SINGLE FAMILY, DUPLEX, CLUSTER SINGLE FAMILY, FOUR-PLEXES
GROSS AREA 4.0 ACRES
MAXIMUM UNITS PERMITTED 36
MAXIMUM DENSITY - 8.0 DU/ACRE
- PARCEL 3**
SINGLE FAMILY, DUPLEX, ZERO-LOT-LINE, CLUSTER SINGLE FAMILY,
FOUR-PLEXES, TOWN HOUSES
GROSS AREA 4.6 ACRES
MAXIMUM UNITS PERMITTED 62-54
MAXIMUM DENSITY - 7.6 DU/ACRE
- PARCEL 4**
CHURCH
- PARCEL 5**
SINGLE FAMILY, PATIO HOMES, DUPLEXES
MAXIMUM UNITS PERMITTED 16
MAXIMUM DENSITY 8.0 DU/ACRE
- PARCEL 6**
ALL USES PERMITTED IN THE GO, GENERAL OFFICE DISTRICT INCLUDING
THE HEREBY PERMITTED CONDITIONAL USE FOR A BANK OF FINANCIAL
INSTITUTION.
- OFFICE USE**
GROSS AREA: 9.1 ACRES
MAXIMUM NUMBER OF BUILDINGS: 10
MAXIMUM BUILDING COVERAGE: 79,000 SQ. FT. (20%)
MAXIMUM FLOOR AREA: 79,000-SQ.FT. (2008)
MIN. BUILDING HT.: 35-FT. 40-FT. CUP2007-13 Adjustment
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE
MAXIMUM FLOOR AREA ALLOWANCE.
- RESIDENTIAL USE**
MAXIMUM NUMBER OF DWELLING UNITS: 380 125 CUP2007-13 Adjustment
(ASSISTED LIVING LIMITED TO 60 UNITS)
MAXIMUM DENSITY 12 UNITS PER ACRE

GENERAL PROVISIONS

1. THIS PROJECT CONTAINS APPROXIMATELY 47.36 ACRES.
2. IT IS UNDERSTOOD THAT AS OF THIS DATE THE EASTMINSTER PORTION OF THE C.U.P. (PARCELS 4 AND 5) HAS BEEN PLATTED AS EASTMINSTER AND ADJACENT TO THE CITY OF WICHITA, KANSAS. THE PROVISIONS AND ADDITIONAL REQUIREMENTS OF THE CITY OF WICHITA, KANSAS, FOR DEVELOPERS OF COMMUNITIES DESCRIBED HEREIN, UNLESS SPECIFICALLY IDENTIFYING THE COMMITMENTS DESCRIBED HEREIN, SHALL BE APPLIED TO PARCELS 1, 2, 3, 4, 5, 6, 7 AND 8 OF THE HANLEY PORTION (PARCELS 1, 2, 3, 4, 5, 6, 7 AND 8) OF THE C.U.P.
3. THE PROPOSED DEVELOPMENT IS TO CONTAIN A MIXTURE OF RESIDENTIAL TYPES, OFFICES, COMMERCIAL AND A CHURCH. THE NUMBER OF DWELLING UNITS, OFFICES AND COMMERCIAL BUILDINGS LISTED FOR EACH TYPE OF DWELLING UNIT, OFFICE OR COMMERCIAL BUILDING IS ONLY AN ESTIMATE. UNDER GENERAL PROVISION 24, IS THE MAXIMUM NUMBER FOR EACH USE. THESE MAXIMUMS DO NOT NECESSARILY REFLECT WHAT IS SHOWN ON THE PLAN VIEW.
4. GROSS DENSITY CALCULATION: IF PARCELS 1, 2, 3, 6 AND 7 ARE DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED, 309, THE OVERALL DENSITY FOR THOSE PARCELS WOULD BE 12.4 DU/ACRE. ON PARCEL 5, THE DENSITY OF 18 CALCULATES TO A DENSITY OF 6.0 DU/ACRE.
5. SETBACKS ARE DETERMINED AT THE TIME OF FINAL PLATTING, DEPENDING ON LAND USE AND SPECIFIC CONDITION.
- (A) FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREETS SHALL BE NO LESS THAN 35 FEET. THE ARTERIAL SETBACK FOR PARCEL 4 SHALL BE 65 FEET.
- (B) SIDE YARD SETBACKS MAY BE REDUCED TO 10 FEET FOR GARAGES ONLY. THERE SHALL BE A MINIMUM OF 12 FEET SEPARATING THE HABITABLE PORTION OF DETACHED DWELLING UNITS.
- (C) REAR YARD SETBACKS MAY BE REDUCED TO 10 FEET WHEN ADJACENT TO A PLATTED OPEN SPACE OR RESERVE.
- (D) THE SIDE YARD SETBACK FOR PARCEL 7, ON THE SIDE ADJACENT TO THE HANLEY COMMERCIAL C.U.P. IS WAIVED.
7. ALL UTILITIES SHALL BE UNDERGROUND.

6. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED THE ENTRANCE TO THE PROPOSED PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24-04.191 OF THE CODE OF THE CITY OF WICHITA, AS MODIFIED BELOW, AND PROVIDED THAT THE SIGN WITH TORN HOLES OR GARDEN AFFIXMENTS MAY HAVE SIGNS AS PERMITTED IN THE NEIGHBORHOOD ZONING DISTRICT.

A. NO PORTABLE PLASHING SIGNS SHALL BE PERMITTED.

B. FREE-STANDING SIGNS SHALL BE MONUMENT TYPE AND SHALL NOT EXCEED 12 FEET IN HEIGHT.

C. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE OF SINGLE AREA PERMITTED FOR POLE OR GROUND SIGNS SHALL BE 128 SQ. FT. OF LINEAR SIGNAGE FOR EACH PARCEL. ONE SIGN SHALL BE ALLOWED ONE MONUMENT SIGN UP TO 96 SQ. FT. ALONG WEBB ROAD. AN ADDITIONAL MONUMENT SIGN UP TO 128 SQ. FT. IN SIZE SHALL BE PERMITTED ON PARCEL B. PROVIDED THE SIGN IS NOT A SIGNIFICATION SIGNS NO LARGER THAN 20 SQUARE FEET AND OF MONUMENT TYPE. SIGNS SHALL BE PERMITTED FOR EACH BUILDING IN PARCEL 6.

9. EITHER INDIVIDUAL PARCEL OWNERS OR ONE OR MORE OWNERS ASSOCIATIONS SHALL PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC., THE FAILURE OF THE INDIVIDUAL OWNERS OR OWNERS ASSOCIATIONS TO MAINTAIN THE PRIVATE STREETS OR DRAINAGE CHANNELS, SWALES, ETC., SHALL BE MAINTAINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING CODE. THE CITY THE CONSTRUCTION OF THE PROJECT AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY SITED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNER (S).

10. THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC., THAT ABUT PARCELS 1,2,3,4,5, AND 6 SHALL BE MAINTAINED BY THE OWNER, OWNERS ASSOCIATIONS OR JOINT OWNERS ASSOCIATIONS AND SHALL BE MAINTAINED INDEPENDENTLY FROM THIS DOCUMENT. RESULTS OF THE STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING.

11. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 5,500 SQ. FT. EXCEPT FOR ZERO LOT LINE, PATIO HOMES, AND CLUSTER SINGLE FAMILY UNITS SHALL BE 4,600 SQ. FT., MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 7,000 SQ. FT., AND MINIMUM LOT SIZES FOR FOUR UNITS SHALL BE 12,000 SQ. FT.

12. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING. THE APPLICANT FOR PARCELS 1, 2, 3, 6 AND 7, BUT NOT EASTMINSTER (OWNER OF PARCELS 4 AND 5), ON A A PRO-RATA BASIS, SHALL DEPOSIT AND ADJOINING LAND OWNERS, AT THE TIME OF PLATTING, SHALL GUARANTEE EXTENSION OF LEFT TURN STRIPES AND ACCEL/DECEL LANES TO THE MAJOR ENTRANCES INTO PARCELS 6 AND 7 FROM WEBB ROAD AND TO PARCEL 1 FROM 21ST STREET THROUGH, AS THEY EXIST, AND THE DECEL LANES TO PARCELS 6 AND 7 FROM PARCEL 6 OF THE SPECIFIC PARCEL OR AREA AND ESTIMATES OF THE TRAFFIC THAT WILL BE GENERATED THEREFROM, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. IF THE DECEL LANES TO PARCELS 6 AND 7 FROM PARCEL 6 OF 19TH STREET, THEN THE DECEL LANE ALONG WEBB ROAD FOR PARCELS 6 AND 7 WOULD NOT BE REQUIRED.
13. SHOULD AN ALTERNATIVE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW (GENERAL PROVISION 24), BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING.
14. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS AND WATER FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO OR DURING THE TIME OF CONSTRUCTION. WHEN ALTERNATE METHODS OF PROTECTION AS APPROVED BY THE CHIEF ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
15. FIRE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN OR ALONG THE FIRE LINES. IF THE FIRE LINES ARE LOADING OR UNLOADING, THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
15. OFF-STREET PARKING REQUIREMENTS SHALL BE DETERMINED UNDER CHAPTER 28.04.0141 OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS FOR SINGLE FAMILY, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER SINGLE FAMILY DWELLING UNIT SHALL BE REQUIRED AT PLATTING.

17. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
18. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND TO DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
19. MASONRY WALLS:
 - (a) WHENEVER PARCEL 6 OR 7 IS DEVELOPED WITH RESIDENTIAL USES, A SIX FOOT MASONRY WALL SHALL BE CONSTRUCTED ON THE NORTH PARCEL BOUNDARY OF PARCEL 6 DEVELOPED WITH RESIDENTIAL USES AND PARCEL 7 IS DEVELOPED WITH NON-RESIDENTIAL USES, A SIX FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7. IF PARCEL 6 DEVELOPED WITH RESIDENTIAL USES AND PARCEL 6 DEVELOPS WITH NON-RESIDENTIAL USES, A SIX-FOOT MASONRY WALL SHALL BE PROVIDED ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 7.
 - (b) THE MASONRY WALL SHALL BE CONSTRUCTED OF STONE, BRICK, MASONRY BLOCK, CONCRETE ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR VINYL SUE).
 - (c) THE WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT. CONSTRUCTION OF THE WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
20. THE OWNERS OF PARCEL 6 AND 7 SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY REQUIRED MASONRY WALLS.
21. FAILURE TO PROPERLY MAINTAIN THE MASONRY WALL OR LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENT INSPECTION.
22. TRASH RECEPTACLES SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
23. MECHANICAL EQUIPMENT, SERVICE AND LOADING AREAS SHALL BE SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

PARCEL 7

ALL USES PERMITTED IN THE LC, LIMITED COMMERCIAL DISTRICT EXCEPT ADULT ENTERTAINMENT, DRINKING ESTABLISHMENTS (BUSINESSES WHERE 50 % OR MORE OF THE GROSS INCOME IS DERIVED FROM THE SALE OF ALCOHOLIC OR CEREAL MALT BEVERAGES) AND GENERAL AUTOMOTIVE USES, INCLUDING AUTO AND AUTO PARTS SALES, SERVICE REPAIR AND FUEL DISPENSING.

GROSS AREA: 0.98 ACRES
MAXIMUM NUMBER OF BUILDINGS: 2
MAXIMUM BUILDING COVERAGE: 10,000 SQ. FT. (25%)
MAX. FLOOR AREA: 10,000 SQ. FT. (25%)
MAX. BUILDING HEIGHT: 35 FEET
NON-HABITABLE BASEMENT SPACE SHALL NOT COUNT AGAINST THE MAXIMUM FLOOR AREA ALLOWANCE.

25. SITE RESTRICTIONS WHICH APPLY TO PARCELS 1,2,3,6 AND 7;
A. ALL DRIVES AND PARKING AREAS SHALL INCLUDE CURBS AND GUTTERS.
B. MAJOR ENTRY DRIVES FROM WEBB ROAD AND 21ST STREET SHALL BE DESIGNED TO THE CITY'S MAJOR ENTRANCE STANDARDS.

26. ARCHITECTURAL RESTRICTIONS WHICH APPLY TO PARCELS 1,2,3,6, AND 7:
A. BUILDING ELEVATIONS WILL BE DESIGNED TO INCORPORATE PROJECTIONS AND RECESSES TO CREATE SHADE AND SHADOWS.
B. ROOF STRUCTURES SHALL CONSIST OF WOOD SHAKES, ARCHITECTURAL TILE, ARCHITECTURALLY TEXTURED COMPOSITION SHINGLES, OR METAL-STANDING SEAM ROOFING.
C. THE PREDOMINANT ROOF PITCH SHALL BE NO LESS THAN 7:12. THE ROOF PITCH MAY BE REDUCED TO 4:12 FOR COMMERCIAL AND OFFICE FACILITIES ON PARCELS 6 AND 7.
D. ROOF STRUCTURES SHALL INCORPORATE MULTIPLE ROOF FORMS.
E. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
F. THE ARCHITECTURAL FACADE ON ANY BUILDINGS FOR ASSISTED LIVING USES OR ANY RESIDENTIAL USES SHALL BE DESIGNED WITH A RESIDENTIAL ARCHITECTURAL CHARACTER, AND SHALL SHARE CONSISTENT COLOR, TEXTURE AND PREDOMINATE EXTERIOR BUILDING MATERIALS AS THE SURROUNDING RESIDENTIAL AREAS.

27. BEFORE A BUILDING PERMIT IS ISSUED, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE ADJOINING LANDOWNERS TO THE EAST (OR HOME OWNERS ASSOCIATION AS APPROPRIATE), THE TALLGRASS EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDINGS.

28. WITHIN 60 DAYS OF APPROVAL BY THE APPROPRIATE REVIEWING AUTHORITY, THE APPLICANT SHALL SUBMIT A REVISED C.U.P. DRAWING WHICH DEPICTS ALL APPLICABLE CONDITIONS OF DEVELOPMENT AND PARCEL INFORMATION FOR THE APPLICATION AREA.

SPANGENBERG • PHILLIPS
A R C H I T E C T U R E
224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.3509

HANLEY RESIDENTIAL COMMUNITY UNIT PLAN
OWNER: FRED HANLEY, 438 N BELMONT, WICHITA KS 67208
APPROVED CUP

AMENDED
13 DEC 00

AMENDED
13 DEC 00

MAPC.

See Admin. Adjustment
Dated Mar. 26, 08 for
Parcel Co Roof Pitch
to 51/2 Min.

See Admin. Adjustment
Dated Mar. 19, 07 for
Parcel Co to 40' high roof



Wichita-Sedgwick County Metropolitan Area Planning Department

October 7, 2022

Equity Bank
7701 E. Kellogg, Ste. 300
Wichita, KS 67207

JM Civil Engineering
Attn: Andre Sutiono
1101 Central Expressway South, Ste. 215
Allen, TX 75013

file copy

RE: CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial; located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd.).

Dear Applicant;

At its regular meeting on **October 6, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **DENY** the request.

NOTE: District Advisory Board II (DAB) will consider this case at their meeting to be held at 6:30 p.m., **Wednesday, October 12, 2022**. Additional information regarding the DAB meeting may be obtained by calling the Community Services Representative, Cory Buchta at 352-4886, or cbuchta@wichita.gov (www.wichita.gov/council).

Applicants may appeal the decision of the MAPC to the Wichita City Council by filing a signed, written protest of the MAPC's recommendation. To be effective, the appeal must be submitted to the Wichita-Sedgwick County Metropolitan Area Planning Director by **5:00 p.m. on October 20, 2022**.

This is a reminder that the 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,

Eryn Ebach Freund
Associate Planner

Copies to:

MABCD
Becky Tuttle, City Council District II
Cory Butcha, CSR District II

Cambridge Market, Attn: Cathy Erickson
9747 E. 21st St. N.
Wichita, KS 67206

Fred Hanley
439 North Belmont Street
Wichita, KS 67208

Cambridge Office Park LLC
9210 E. 34th St. N.
Wichita, KS 67226

Legacy Park Master Owners Association
150 N. Market
Wichita, KS 67202

Elaine Chavez
9400 E. Wilson Estates Pky #1902
Wichita, KS 67206

Cambridge Market, Attn: Kalene Hoffman
9747 E. 21st St. N., Ste.107
Wichita, KS 67206

Wilson Estates
8100 E. 22nd St. N.
Wichita, KS 67226

Cambridge Owners Association Inc.
439 North Belmont Street
Wichita, KS 67208

Woof Gang Bakery & Grooming, Attn: Kacey Hopper
9747 E. 21st St. N., Ste. 131
Wichita, KS 67206

Legend Senior Living
Attn: Tim Buchanan
2050 N. Webb Road
Wichita, KS 67206

Julia Falke
3 Crestview Lake Estates
Wichita, KS 67220

A&M Management, Attn: John Arnold
9747 E. 21st St. N., Ste.101
Wichita, KS 67206

Ideal Feet, Attn: Dawn Johnson
9747 E. 21st St. N., Ste. 125
Wichita, KS 67206

Ann's Fashions, Attn: Lisa Reiter
9747 E. 21st St. N., Ste. 133
Wichita, KS 67206

Livingston's Diner, Attn: Jeanne Shaft
9747 E. 21st St. N., Ste. 149,150
Wichita, KS 67206

Paul Babich
9400 E. Wilson Estates Parkway, Unit 54
Wichita, KS 67206

Joan Barrier
9400 E. Wilson Estates Parkway, Apt. 503
Wichita, KS 67206

Lonnie and LaDonna Snook
9400 E. Wilson Estates Parkway, Unit 301
Wichita, KS 67206

Carroll Donaldson
9400 E. Wilson Estates Parkway, Unit 303
Wichita, KS 67206

Consolidated Holdings, INC., Attn: Kevin Jantzen
2121 N. Webb Road
Wichita, KS 67206



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	316357	Print Legal Ad - IPL0089366		\$335.58	4	100 L

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

LEGAL PUBLICATION

Published in The Wichita Eagle on September 15, 2022
(One Time Only)

MAFPC/BZA October 6, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 6, 2022, 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 virtually; public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom 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)268-4421.

BZA2022-00038: Variance request in the City to permit a sign area increase from 32 sq. ft. to 42 sq. ft. to increase visibility of sign and to permit an LED sign on property zoned GO General Office, located on the west side of South Hillside Ave and within one-half mile south of East Douglas Ave (311 S Hillside).
BZA2022-00041: Variance request in the City to increase the height of an off-site sign to 60 feet on property zoned LI Limited Industrial, generally located on the west side of Hydraulic Avenue, within one-quarter mile north of East 37th Street North (4035 N Hydraulic Avenue).
BZA2022-00042: Variance request in the City to increase the permitted height of a screening wall from 9 to 10 feet on property zoned SF-5 Single-Family Residential, generally located a quarter-mile east of the intersection of North Ridge Road and West 13th Street North.
CON2022-00032: Conditional Use request in the City for Day Care, General, located in SF-5 Single Family zoning district, approximately one-quarter mile east of the intersection of East Central Avenue and North Woodlawn Blvd (7011 East Central Avenue).
CON2022-00033: Conditional Use request in the City to amend CON2012-21 to allow outside music and dancing and amend CU-523 to modify hours of operation on property zoned LC Limited Commercial, generally located on the north side of West 21st Street North and within one block east of North Tyler Road (8550 & 8558 W 21st Street).
CON2022-00034: Conditional Use Request in the City to permit an off-site sign within 300 feet of residential property; on property zoned GI General Industrial, located between North Hydraulic and I-135 Highway and within one-quarter mile north of East 37th Street North (4035 N Hydraulic).
CON2022-00035: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor (associated with ZON2022-00046) for a used car dealership on property zoned LC Limited Commercial, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside Ave).
CUP2022-00041: Request in the City to Amend the Hanley Community Unit Plan DP-154 to permit a carwash on Parcel 7, zoned LC Limited Commercial, located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Rd).
CUP2022-00042: Community Unit Plan Amendment request in the City to DP-126 to increase the height of an existing cell tower from 120 feet to 137 feet on property zoned GC General Commercial, located within one-quarter mile north of East Central Avenue and within one-quarter mile east or North Edgemoor.
CUP2022-00043: Request in the City to Amend Parcel 5 of the Tallgrass East Business Park CUP DP-192 to convert a medical office into a general office use (with ZON2022-00048), located within one-block east of North Webb Road and one-half mile south of K-96 Highway (6727 E Shannon Woods Cir).
CUP2022-00044: Request in the City to amend the LC Limited Commercial zoned Community Unit Plan DP-279 to align all Parcels and Reserves with the replat of Cross Points 2nd Addition, and revise provisions for signage, lot size, access, drives, landscaping, height of buildings and architectural control on certain parcels; generally located on the southeast side of East 21st Street North and North Greenwood Road.
VAC2022-00026: Request in the City to Vacate a portion of a platted setback on LI limited Industrial zoned property; generally located on the southwest corner of East 38th Street North and North Webb Road.
VAC2022-00029: Request in the City to Vacate platting sanitary sewer easements on property zoned LI Limited Industrial; generally located 1200 feet south of the K-96 Highway and North Hoover Road, on the east side of North Hoover Road.
VAC2022-00030: Request in the City to Vacate utility easements in Limited Commercial (LC) zoning in CUP DP-250 for site development; generally located on the west side of North Ridge Road and on the north side of West 37th Street North.
ZON2022-00040: Zone change request in the City from SF-5 Single-Family Residential and MH Manufactured Housing to MF-18 Multi-Family Residential on property located on the west side of South 167th Street West and within one-quarter mile north of West Maple Street.
ZON2022-00045: Zone Change request in the City from LC Limited Commercial District with PO #175 to GC General Commercial District with PO #397 to allow development of vacant parcels; generally located east of South Seneca Street within one-half mile of West Harry Street.
ZON2022-00046: Zone Change request in the City from MF-29 Multi-Family Residential to LC Limited Commercial (with CON2022-00035) for Vehicle and Equipment Sales, Outdoor, located on the east side of North Hillside Avenue and within one-block north of East 13th Street North (1414 N Hillside).
ZON2022-00047: Zone Change request in the City from LC Limited Commercial to CBD Central Business District to redevelop the site in a consistent manner with surrounding properties; generally located on the south side of West Douglas Avenue, within two-block east of South Seneca Street (901 W Douglas).
ZON2022-00048: Zone change request in the City from B Multi-Family Residential to GO General Office associated with CUP2022-00043 a minor amendment to Community Unit Plan DP-192 to allow general office uses on Parcel 5, generally located within one-block east of North Webb Road and one-half mile south of K-96 Highway (6727 E Shannon Woods Cir).
ZON2022-00050: Zoning change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to build duplexes; generally located on the east side of South Greenwood Road, within one-quarter mile south of East Harry Street.
ZON2022-00051: Zone change request in the City from TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District; generally located on the southwest corner of West Burton Avenue and South Meridian Avenue (201 South Meridian).
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 the laws 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.
PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:
The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Ronald Reagan Building (see below).
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 may 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 - 316.268.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2#651544141

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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.

WITNESS MY HAND on September 15, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0089366

Sep 15 2022

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

No. of Insertions: 1

Beginning Issue of: 09/15/2022

Ending Issue of: 09/15/2022

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 09/15/2022 to 09/15/2022.

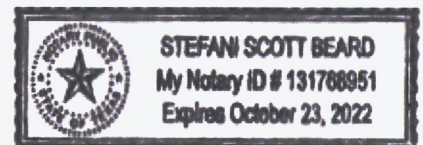
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 09/15/2022

Stefani Beard

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



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



AGENDA ITEM NO:

STAFF REPORT
MAPC: October 6, 2022
DAB II: October 12, 2022

CASE NUMBER: CUP2022-00041 (City)

APPLICANT/AGENT: Equity Bank (Applicant), Take 5 Carwash (Contract Purchaser), JM Civil Engineering (Agent)

REQUEST: Amendment to CUP DP-154

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.99 acres

LOCATION: Generally located on the east side of North Webb Road within one-quarter mile south of East 21st Street North (2110 North Webb Road).

PROPOSED USE: Carwash

RECOMMENDATION: Denial



BACKGROUND: The applicant is requesting an Amendment to the Hanley Residential Community Unit Plan, CUP DP-154, to permit a Carwash on Parcel 7. The subject site is zoned LC Limited Commercial District and is located on the east side of North Webb Road within a one-quarter mile south of East 21st Street North (2110 North Webb Road). Parcel 7 is just under one acre in size and is developed with a vacant 4,158 square-foot commercial structure. The proposed amended language would add a Carwash to the list of permitted uses on Parcel 7, subject to Supplementary Use Regulations in Section III.D.6.f (attached) of the U.Z.C and the development guidelines of CUP DP-154.

DP-154 is a 47-acre CUP with seven parcels, including a multi-family residential complex, an assisted living facility, and a church. Parcel 7 is located in the northwest corner of the CUP, abutting CUP DP-213 Hanley Commercial Addition to the north. Haley Commercial Addition is zoned LC Limited Commercial District. It is developed with a service station, convenience store, indoor/outdoor dining establishments, and strip retail. To its south and east, the subject site abuts the property developed with the assisted living facility, which is zoned GO General Office District. The subject site abuts the North Webb Road right-of-way to the west, facing a financial institution and the Legacy Park Wilson Estates Addition across North Webb Road.

Section III-D.6.f of the Unified Zoning Code (U.Z.C) requires a conditional use for a Carwash when it is within 200 feet of a residential zoning district. When these uses are requested on property within a Community Unit Plan, a CUP amendment may act in lieu of a conditional use because the public hearing process is the same. The Legacy Park Wilson Estates Addition, zoned SF-5 Single-Family Residential District, is located on the west side of the North Webb Road right-of-way, approximately 150 feet south of the subject site. Therefore, a Conditional Use would be required even if the property was not located in CUP DP-154.

The CUP DP-154 currently allows all uses permitted by-right in the LC Limited Commercial District with the exception of:

- Adult Entertainment
- Drinking Establishments (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal malt beverages) and;
- General Automotive uses (including auto and auto parts sales, service repair, and fuel dispensing).

If approved, the amended language would add Carwash to the list of permitted uses, subject to the development requirements of CUP DP-154. The contract purchaser's anticipated hours of operation for the proposed Carwash are from 7:00 am-7:00 pm on Monday through Friday, 7:00 am-6:00 pm on Saturday, and 10:00 am-4:00 pm on Sundays. The proposed site plan shows the Carwash egress to the west of the site, indicating blowers will be oriented toward North Webb Road. Vacuum stalls are shown to be located south of the Carwash structure, to the west of the proposed entrance drive. Staffing numbers for the business will vary based on shop volume.

The subject property is in relatively close proximity to the residential structures southeast and southwest of the site. At its closest point, the assisted living facility to the southeast is approximately 140 feet from the site's east property line. To the southwest, the northeast most dwelling in the Legacy Park Wilson Estates Addition is approximately 215 feet from the site's west property line. Should the requested amendment be approved, the surrounding residential properties may experience a substantial level of noise due to their proximity to the site.

As proposed, the architectural style of the Carwash does not comply with the architectural controls stated for Parcel 7 in CUP DP-154. DP-154 includes architectural controls stating non-residential buildings on Parcel 7 shall share a similar architectural character and the same predominate exterior building materials, colors, and forms as parcel 6 or with buildings located in DP-213 Hanley Commercial CUP. The assisted living facility located on Parcel 6 is residential in character with stone, brick, and siding on its façade. Likewise, buildings located in DP-213 Hanley Commercial CUP have a pitched roofs with projections and recesses, and have brick and siding facades.

The provided elevations show the Carwash structure to be rectangular with a flat roof and projections at the Carwash ingress and egress. The proposed façade will be painted CMU in shades of dark brown and light grey and the tower at the ingress point will be covered with light grey aluminum composite panels, matching the painted CMU. Plans also show royal blue metal canopies affixed to the east and west facades and a painted Take 5 Carwash sign. The applicant shall submit a second request to amend the architectural controls for Parcel 7 in CUP DP-154, or provide updated architectural elevations which comply with the requirements for this CUP.

As indicated by the proposed site plan, six off-street parking stalls, including one handicapped stall are to be provided. Additionally, 15 queuing spaces, located between the entrance and the “order box”, are shown on the site plan. The provided parking and queuing spaces appear to be in conformance with the Off-Street Parking and Loading Standards, outlined in Section IV.A of the U.Z.C.

CASE HISTORY: In 1998, the subject site was platted as Lot 1, Block 1 of Hanley Second Addition to the City of Wichita (a replat of a portion of Hanley Addition). In 1986 DP-154, Hanley Residential Community Unit Plan was established. In 1995, the CUP was amended to allow multi-family development on Parcels 1-3. In 2000, an amendment was approved to rezone Parcel 7 to LC Limited Commercial and Parcel 6 to GO General Office. Adjustments have been made to architectural controls on Parcel 6. However, all architectural controls shall apply to Parcel 7.

ADJACENT ZONING AND LAND USE:

North:	LC with CUP DP-154	Retail and Restaurants
South:	GO with CUP DP-154	Assisted Living
East:	GO with CUP DP-154	Assisted Living
West:	LC with CUP DP-200	Financial Services

PUBLIC SERVICES: North Webb Road and East 21st Street North are paved, four-lane arterials with left-turn lanes at their intersection and sidewalks on all sides. This subject site has two points of access from the abutting parking lot to the north, and one from the private drive off of North Webb Road to the south. Wichita Transit has a bus stop located at the North Webb Road and East 21st Street North intersection, at the Cambridge Market retail center. All municipal services are in place and can accommodate the required services to the site.

CONFORMANCE TO PLANS/POLICIES: The requested amendment does not conform to the *Community Investments Plan* (The Wichita-Sedgwick County Comprehensive Plan) as the intensity of use and associated impacts of the proposed Carwash are not suitable for the subject area.

The 2035 *Wichita Future Growth Concept Map*, which outlines the preferred land uses within the *Plan* area, identifies this subject site as appropriate for “Residential and Employment Mix” development. “Residential and Employment Mix” areas are described as those that “likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature.” The requested amendment to permit a Carwash on the subject site is in conformance with this element of the *Plan*.

However, the *Community Investments Plan* provides Locational Guidelines to serve as a framework for land use decisions in the *Plan* area, and general guidelines suggest that higher-density residential uses and neighborhood-serving commercial uses should buffer lower-density residential uses from higher-intensity commercial or industrial uses.

The abutting properties in the Handley Residential CUP and the Handley Commercial Addition CUP are comprised of lower-intensity commercial and residential uses, while a Carwash is considered a higher-intensity use. In this instance there would be no buffering land use between the proposed Carwash use and the existing residential uses adjacent to the east. In addition, the exit (with dryers) would point towards the west, with residences located approximately 140 feet to 250 feet away. Therefore, the approval of this request would be inconsistent with the locational guidelines provided by the *Plan*.

Further, design guidelines suggest that “non-residential uses should provide appropriate screening and buffering from residential uses” when necessary. These uses “should have site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential land uses. Currently a masonry wall runs along the site’s west property line, providing some separation between the site and the abutting assisted living facility. However, additional design features may be necessary to limit all potential adverse impacts of the proposed use.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends that the amendment to CUP DP-154 be **DENIED**.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: DP-154 is a 47-acre CUP with seven parcels, including a multi-family residential complex, an assisted living facility, and a church. Parcel 7 is located in the northwest corner of the CUP, abutting CUP DP-213 Hanley Commercial Addition to the north. Haley Commercial Addition is zoned LC Limited Commercial District. It is developed with a service station, convenience store, indoor/outdoor dining establishments, and strip retail. To its south and east, the subject site abuts the property developed with the assisted living facility, which is zoned GO General Office District. The subject site abuts the North Webb Road right-of-way to the west, facing a financial institution and the Wilson Estates Addition across North Webb Road.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District with CUP DP-154, which permits all uses permitted by-right in the LC District, with the exception of the following: adult entertainment, drinking establishment (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal malt beverages) and general automotive uses, including auto and auto parts sales, service repair and fuel dispensing.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed CUP amendment may lead to an increase in noise pollution and traffic volume which may negatively impact the nearby residential properties and the indoor/outdoor dining establishments to the north of the site. Negative visual impacts may also occur due to the intensity and nature of the proposed use and the location of outdoor vacuum equipment.
4. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that

it contributes to supporting economic opportunity in the area. However, any gain must be considered in light of the possible negative impacts on public welfare, including the adverse effects on neighboring properties due to noise pollution or visual blight. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested amendment is not in conformance with the *Community Investments Plan*, as noted in the staff report.
6. Impact of the proposed development on community facilities: Adding a Carwash as an approved use for this property could increase the traffic volume in the area in addition to negative impacts associated with noise and visual blight.

Should the Metropolitan Area Planning Commission determine that this application be approved, staff recommends that it shall be subject to the following conditions and the Commission should adopt additional findings to support the recommendation.

1. The amended language regarding additional uses shall apply only to Parcel 7.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is approved.
3. Any self-serve vacuums operated at the site shall be required to have the blower and motor enclosed within a room designed to mitigate noise produced by the system. Such enclosure shall be designed with adequate soundproofing as certified by a design professional.
4. Any car wash structures with blower units at or within 10 feet of the exit shall be constructed and arranged so that the exit shall not face any property in residential use.
5. The applicant shall submit a revised site plan and architectural elevations for review and approval by the Planning Department, prior to issuance of a building permit.
6. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
7. Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

Attachments:

- 1) Proposed Amended Language for CUP DP-154
- 2) Applicant's Correspondence
- 3) DP-154, Haney Residential Community Unit Plan
- 4) Proposed Site Plan
- 5) Proposed Elevations
- 6) Aerial Map
- 7) Zoning Map
- 8) Land Use Map
- 9) Site Photos

Attachment 1, Proposed Amended Language for CUP DP-154

Parcel 7

All uses permitted in the LC Limited Commercial District, **including Carwash subject to Section III.D.6.f of the U.Z.C**, except adult entertainment, drinking establishment (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal malt beverages) and general automotive uses, including auto and auto parts sales, service repair and fuel dispensing.

Gross Area: ~~0.98~~ **0.991 acres**

Maximum Number of Buildings: 2

Maximum Building Coverage: 10,000 Square Feet (25%)

Maximum Floor Area: 10,000 Square Feet (25%)

Maximum Building Height: 35 Feet

Non-habitable basement space shall not count against the maximum floor area allowance.

The site sill include (6) regular parking spaces as well as (1) accessible handicapped space and a loading area. Additional items that will be located on-site include dumpster enclosure and crosswalks. The hours of operation are 7:00 a.m. to 7:00 p.m. Monday through Friday, 7:00 a.m. to 6:00 p.m. on Saturday, and 10:00 a.m. to 4:00 p.m. on Sunday.

Hanley Residential Community Unit Plan

This document shall serve as the Letter of Intent to the City of Wichita for the Community Unit Plan Application submitted by JM Civil Engineer acting as applicant on behalf of the current owner Take Five, Inc. The existing site is a bank. The proposed Express Car Wash facility will include a 4260 square foot building, this property is part of the CUP DP-154.

Parcel 7:

Proposed Uses: All uses permitted in the LC, Limited Commercial District except adult entertainment, drinking establishments (businesses where 50% or more of the gross income is derived from the sale of alcoholic or cereal mal beverages) and general automotive uses, including auto and auto parts sales, service repair and fuel dispensing.

Gross area: 0.98 acres

Maximum number of buildings: 2

Maximum Building Coverage: 10,000 Sq. Ft. (25%)

Maximum Floor Area: 10,000 Sq. Ft. (25%)

Maximum Building Height: 35 Feet

Non-habitable basement space shall not count against the maximum floor area allowance.

Minor Amendments:

The proposed use of this parcel, is that of a Take 5 Express Car Wash, which is permitted in the LC, Limited Commercial District subject to Sec. III-D 6 f

Gross area: 0.991 acres

Number of buildings: 1

Building Coverage: 4,260 Sq. Ft. (10.33%)

Floor Area: 4,260 Sq. Ft. (9.68%)

Building Height: 30'-11" (1 story)

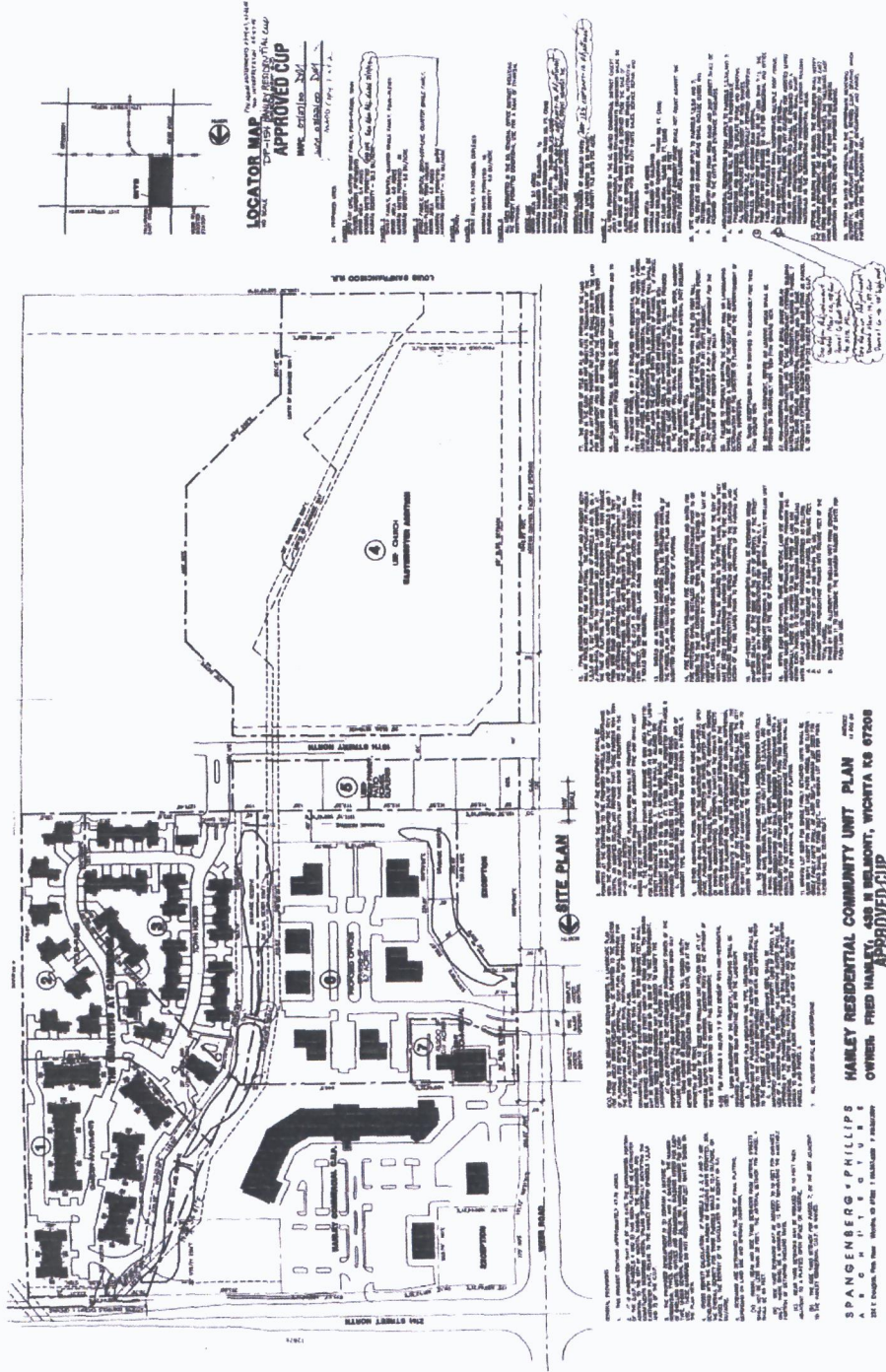
No basement spaces

This site will include six (6) regular parking spaces as well as one (1) accessible handicap space and a loading area. Additional items that will be located on-site include dumpster enclosure, and crosswalks. The hours of operation is 7am-7pm on weekdays, 7am-6pm on Saturdays and 10am – 4pm on Sundays. Typically, the business will have 7-10 employees on payroll depending on shop volume.

CONCLUSION

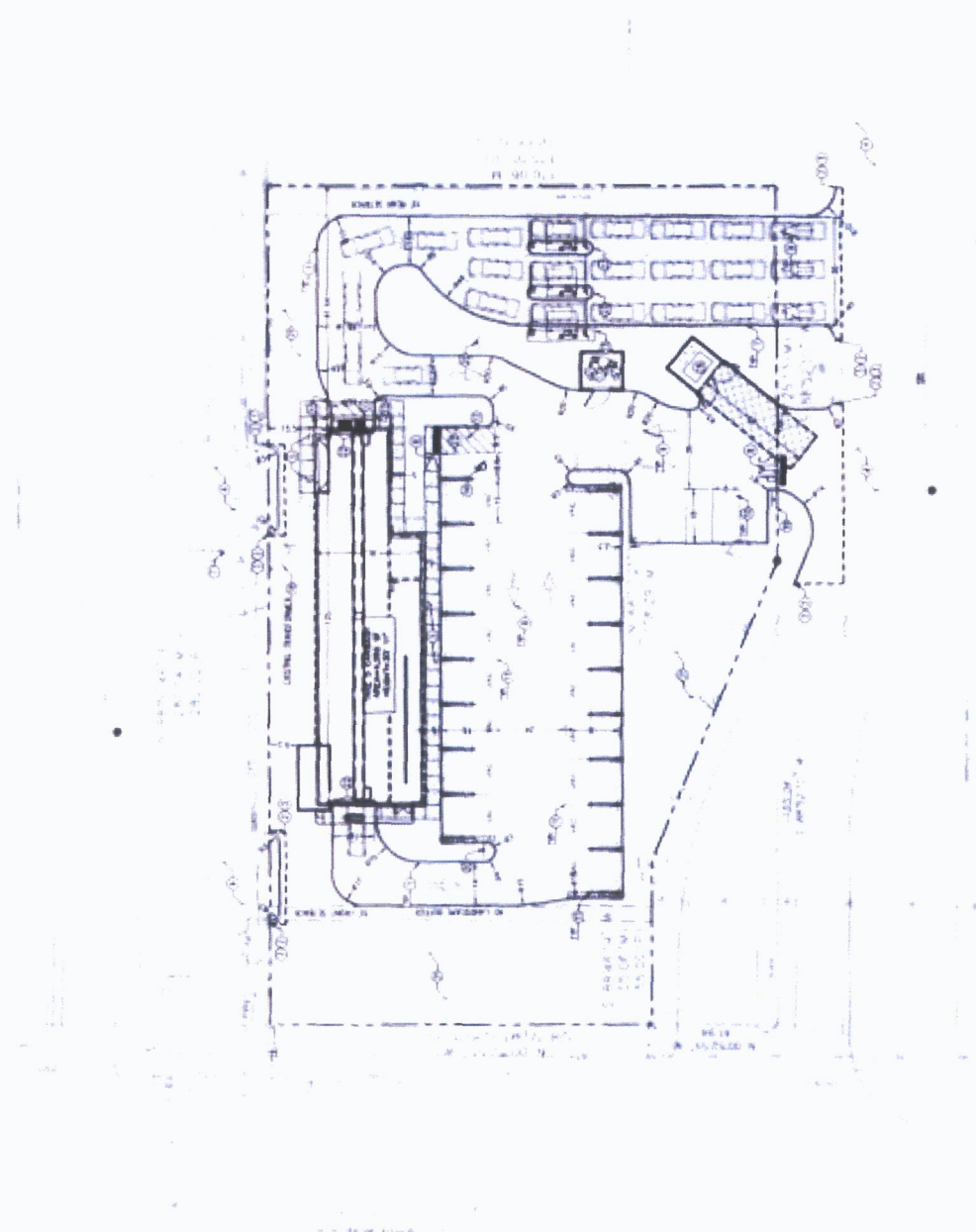
As described above, the proposed Take Five Express Car Wash appears to be consistent and in compliance with the City of Wichita land use plan and should not adversely affect the adjacent properties. The proposed new building and additional landscaping should greatly improve the image of the site while continuing to offer the residents of Wichita easy access to the goods and services provided by Take Five Express Car Wash.

Attachment 3, CUP DP-128 Brush Creek Community Unit Plan

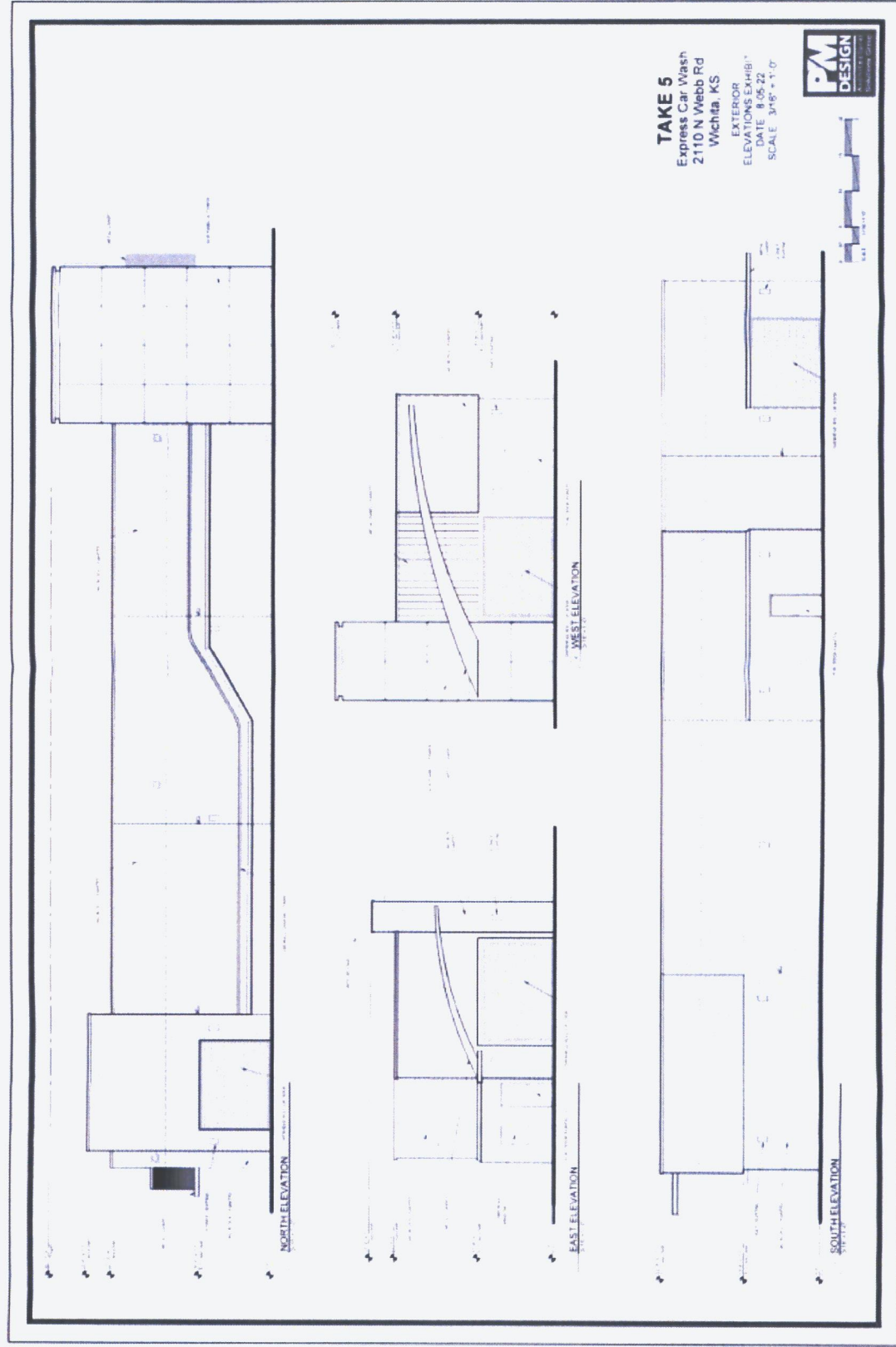


Attachment 4, Proposed Site Plan

- ① EXISTING BUILDING (SEE ARCH. PLANS)
- ② NEW BUILDING (SEE ARCH. PLANS)
- ③ TO BE DEMOLISHED



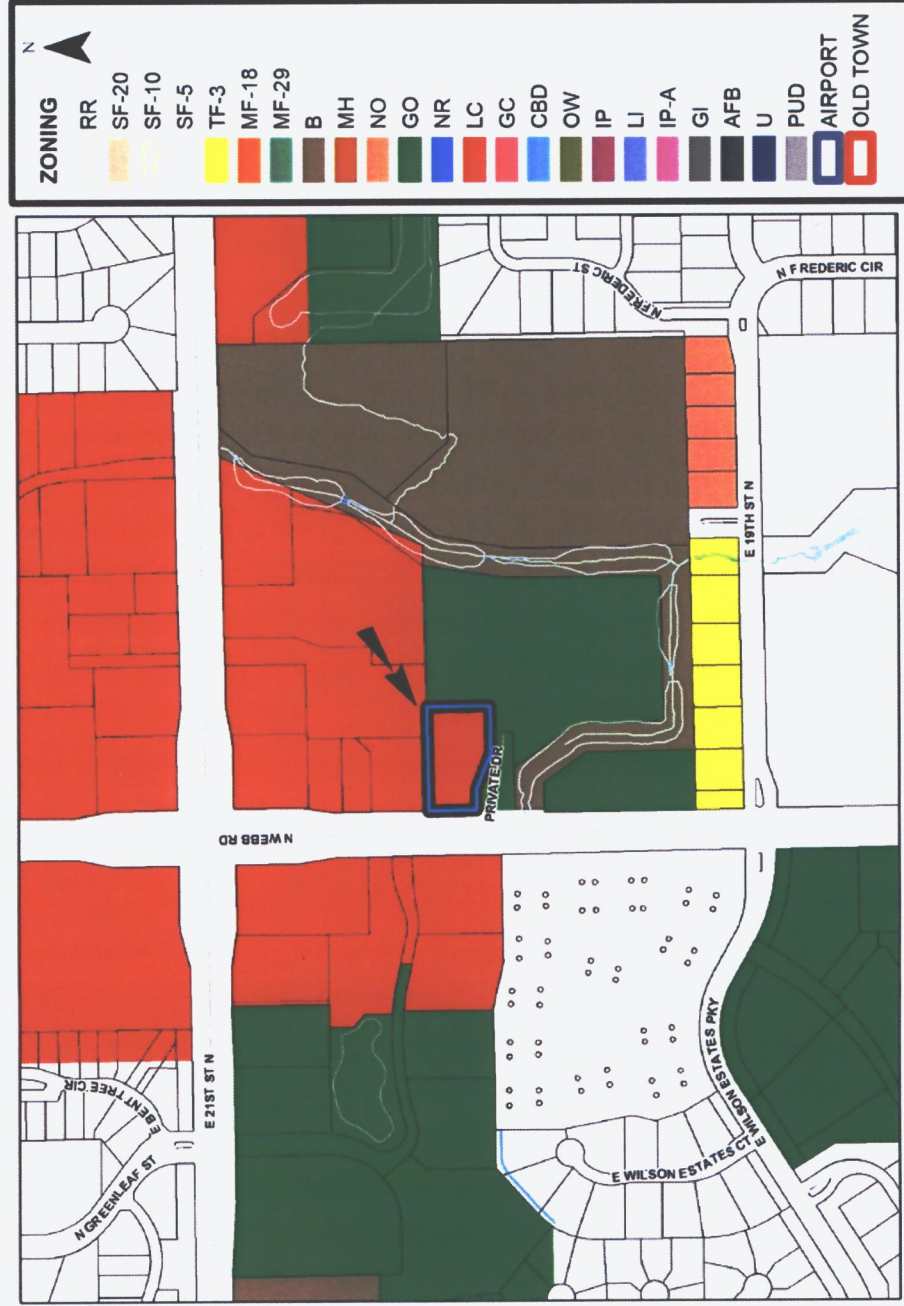
Attachment 5, Proposed Elevations



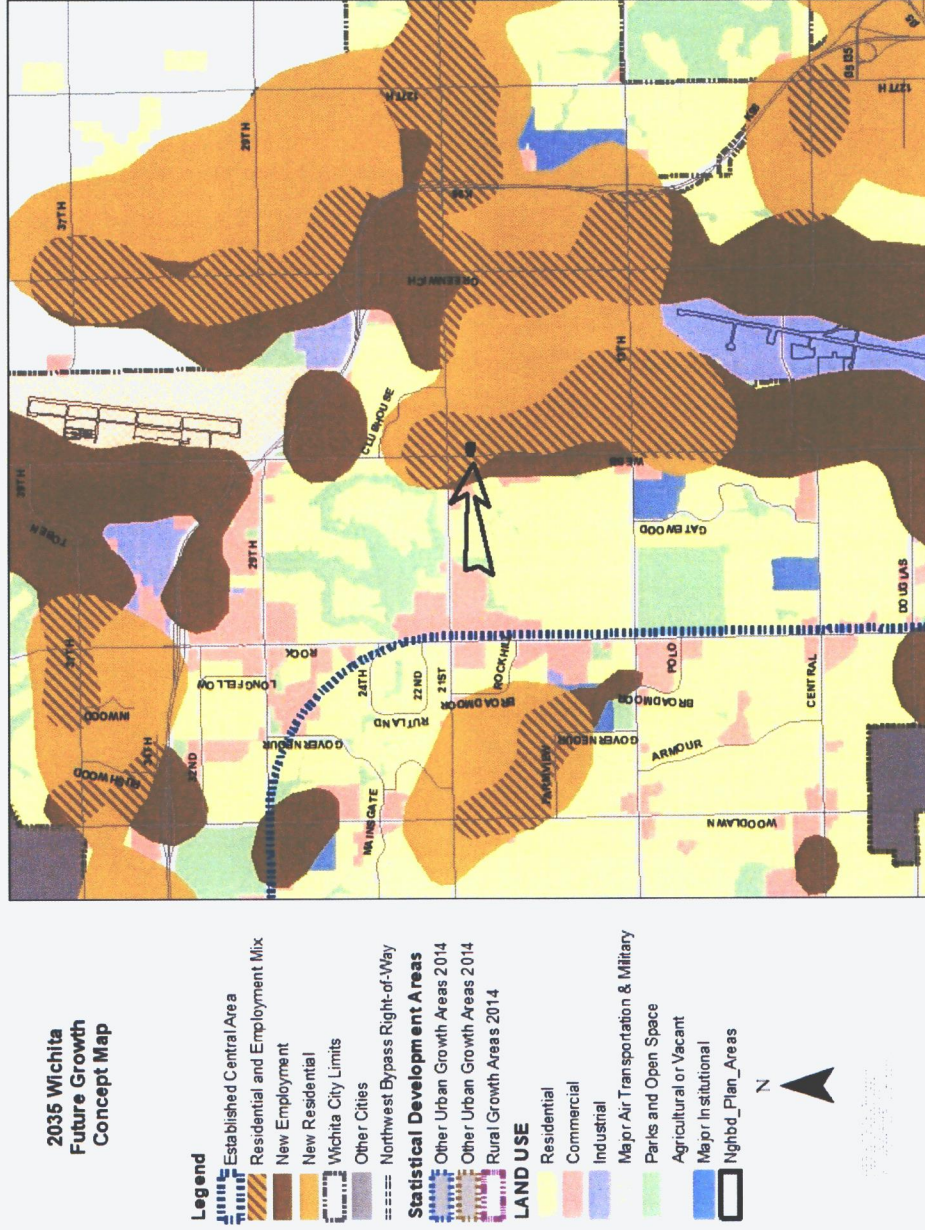
Attachment 5, Aerial Map

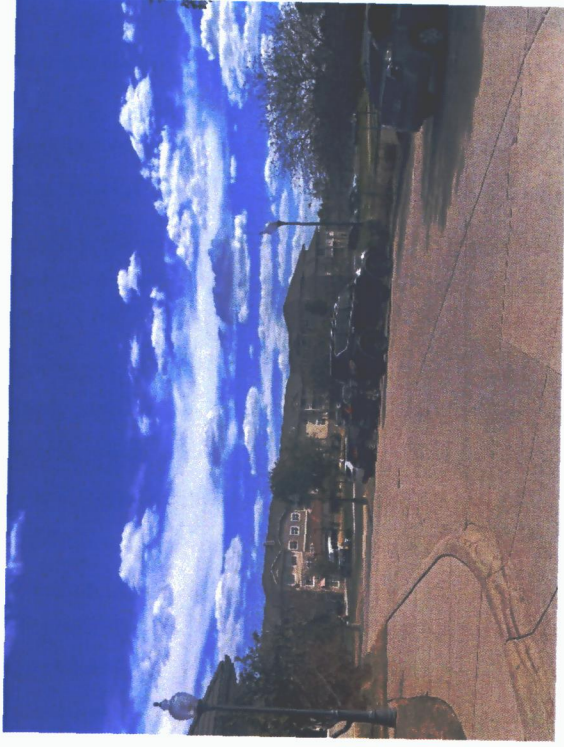


Attachment 4, Zoning Map



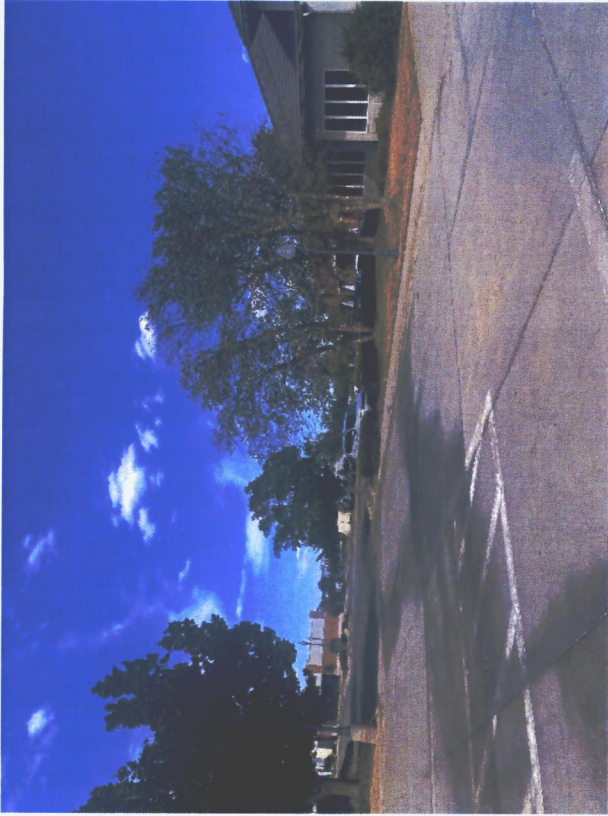
Attachment 5, Land Use Map





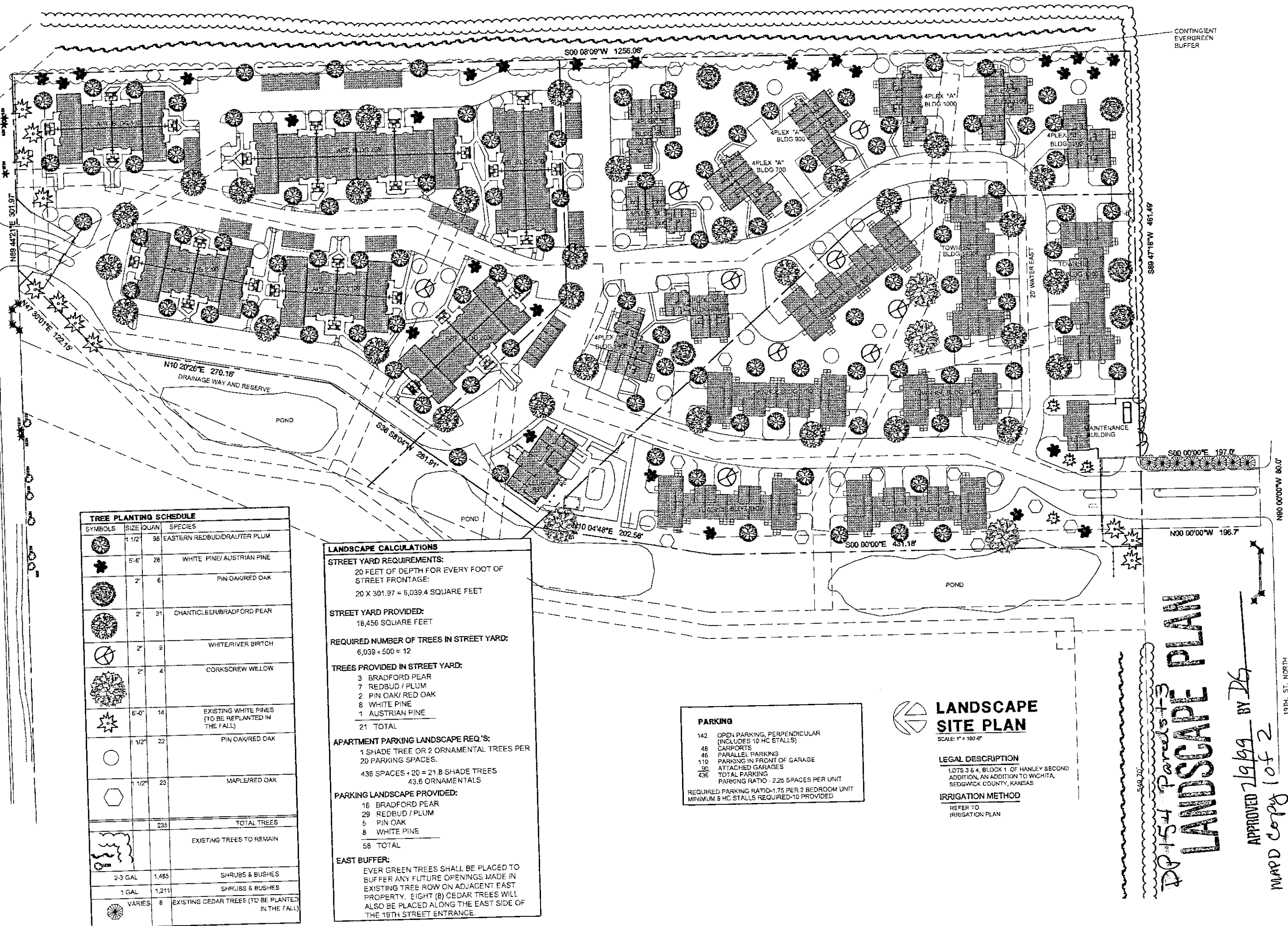
CUP2022-00041

Metropolitan Area Planning Commission



27. BEFORE A BUILDING PERMIT IS ISSUED, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE ADJOINING LANDOWNER(S) TO THE EAST (OR HOME OWNERS ASSOCIATION AS APPROPRIATE), THE TALLGRASS EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDINGS.

28. WITHIN 60 DAYS OF APPROVAL BY THE APPROPRIATE REVIEWING AUTHORITY, THE APPLICANT SHALL SUBMIT A REVISED C.U.P. DRAWING WHICH DEPICTS ALL APPLICABLE CONDITIONS OF DEVELOPMENT AND PARCEL PARTICULARS FOR THE APPLICATION AREA.



THE QUARTERS AT CAMBRIDGE

21ST & WEBB RD
WICHITA KS

SPANGENBERG • PHILLIPS
ARCHITECTURE

224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.8009

REVISED 23 JUNE 96
11 NOV 96
ISSUE DATE

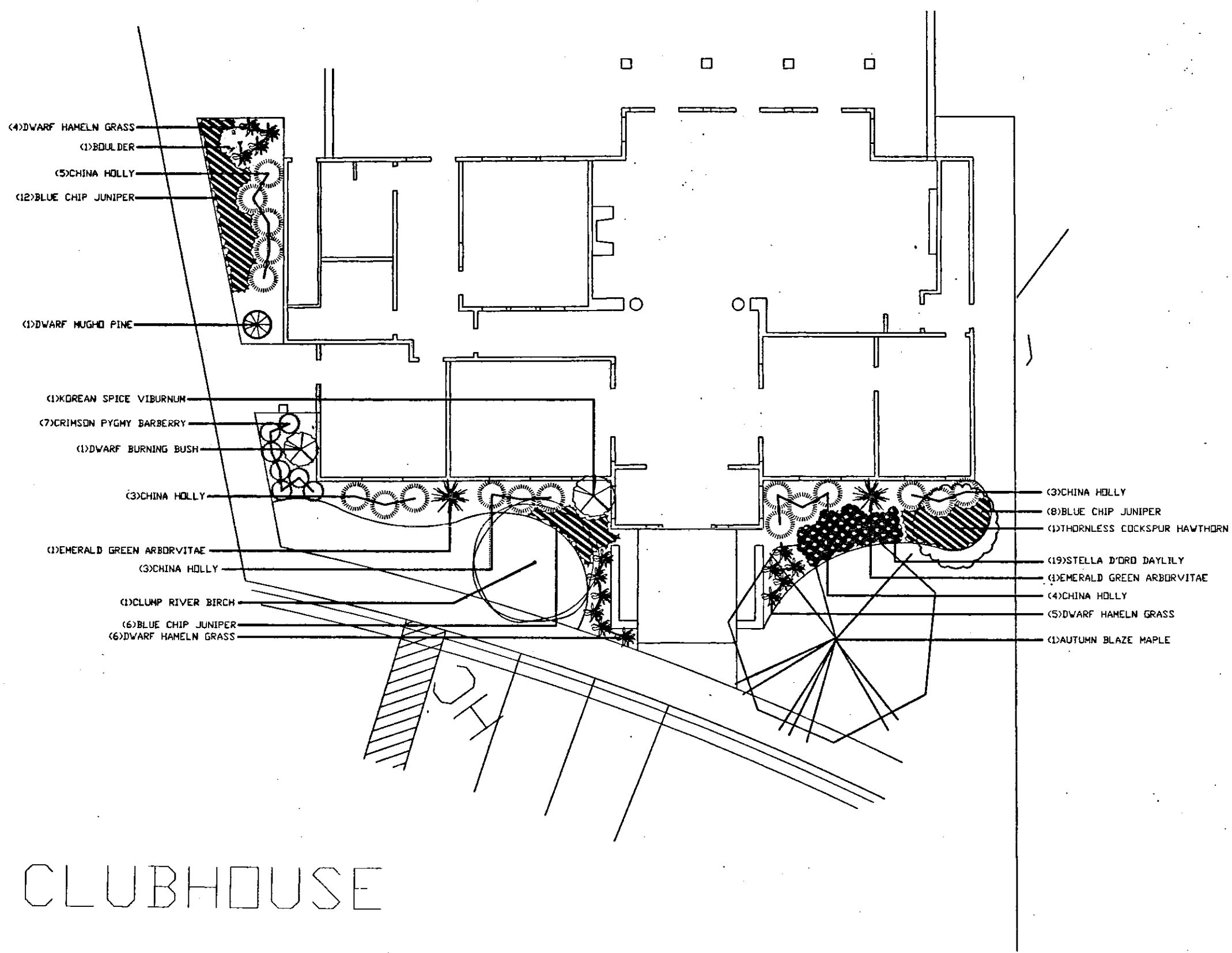
LANDSCAPE
SITE PLAN
HA-S5LS.DWG

S5

DP 154 Paved + 3
LANDSCAPE PLAN

APPROVED 7/9/99 BY DG
MAP COPY 1 of 2

19TH ST. NORTH



- (4) DWARF HAMELN GRASS
- (1) BOULDER
- (5) CHINA HOLLY
- (12) BLUE CHIP JUNIPER

- (1) DWARF MUGHO PINE

- (1) KOREAN SPICE VIBURNUM
- (7) CRIMSON PYGMY BARBERRY
- (1) DWARF BURNING BUSH

- (3) CHINA HOLLY
- (1) EMERALD GREEN ARBORVITAE
- (3) CHINA HOLLY

- (1) CLUMP RIVER BIRCH
- (6) BLUE CHIP JUNIPER
- (6) DWARF HAMELN GRASS

- (3) CHINA HOLLY
- (8) BLUE CHIP JUNIPER
- (1) THORNLESS COCKSPUR HAWTHORN
- (19) STELLA D'ORD DAYLILY
- (1) EMERALD GREEN ARBORVITAE
- (4) CHINA HOLLY
- (5) DWARF HAMELN GRASS
- (1) AUTUMN BLAZE MAPLE

CLUBHOUSE

SCALE: 1" = 10'-0"

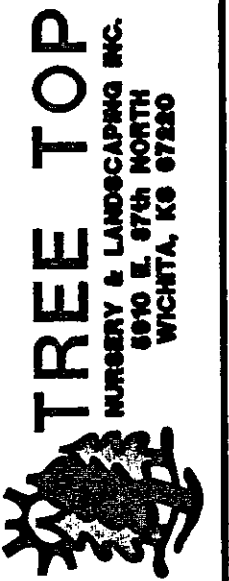
A LANDSCAPE PLAN FOR

THE QUARTERS AT CAMBRIDGE

2101 AND WEND RD

TREE TOP
 NURSERY & LANDSCAPING INC.
 2010 E. 97th NORTH
 WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

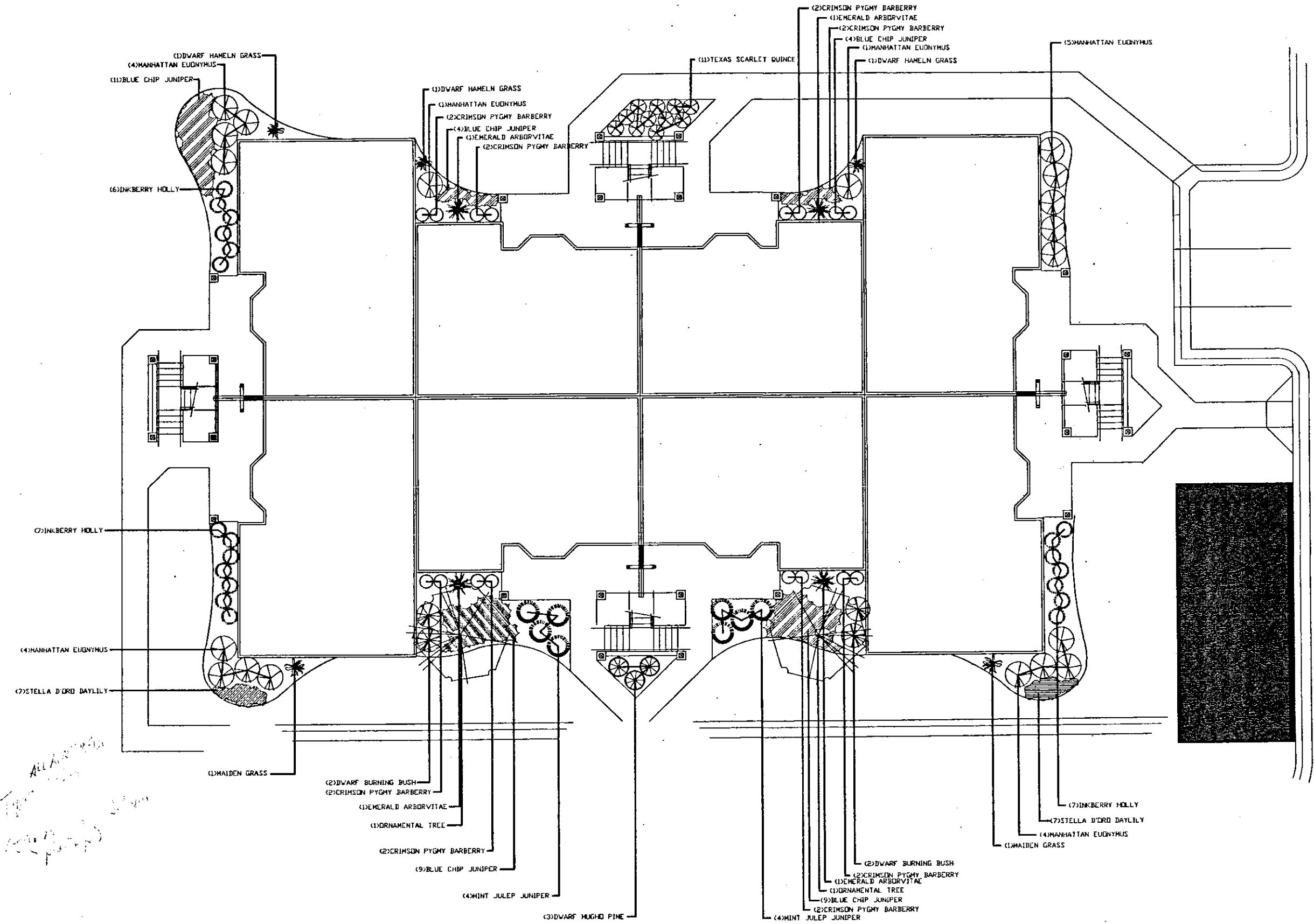


TREE TOP
NURSERY & LANDSCAPING INC.
6910 E. 87th NORTH
WICHITA, KS 67220

**A LANDSCAPE PLAN FOR
THE QUARTERS AT CAMBRIDGE**

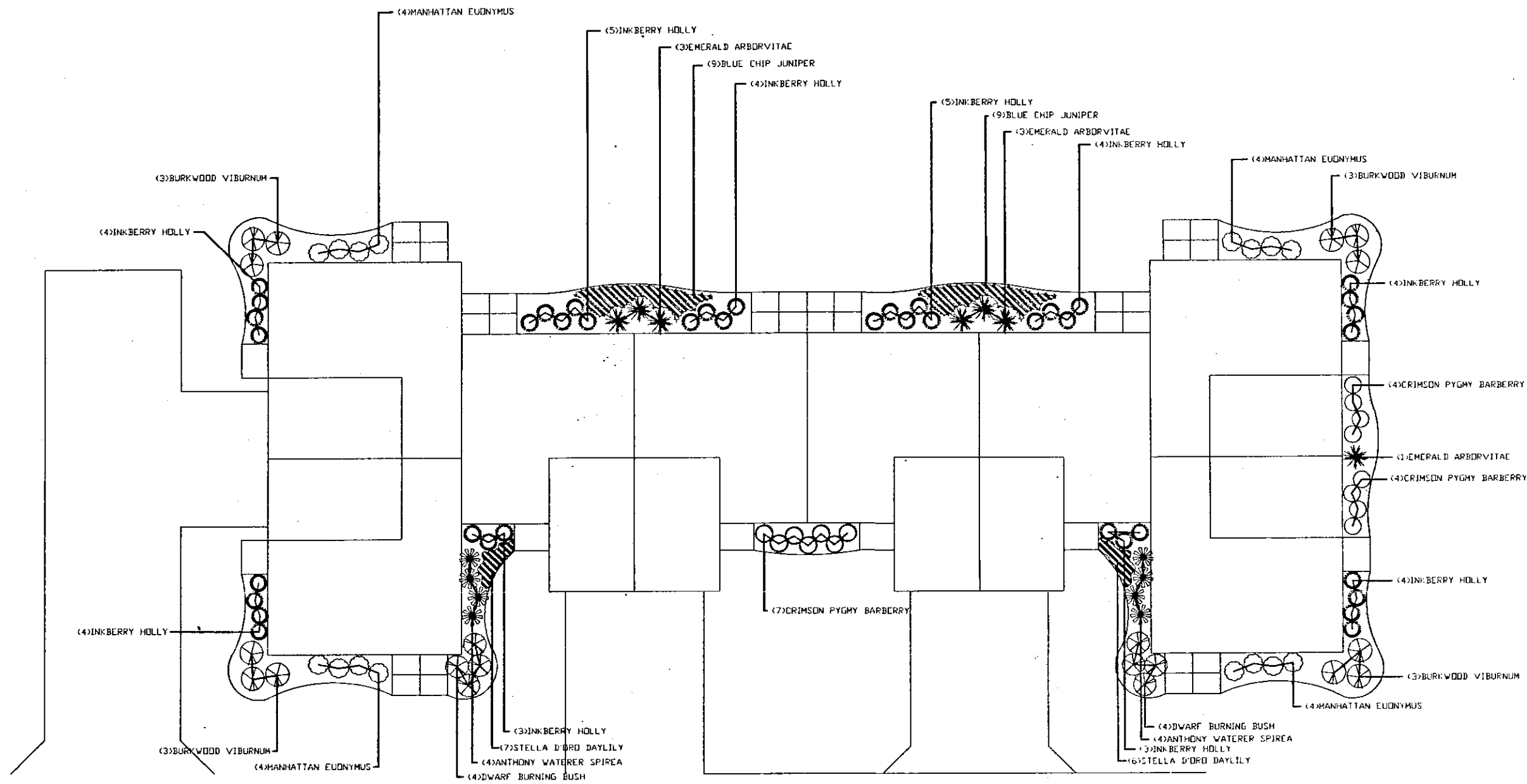
2101. AND WEBB RD

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



SCALE: 1" = 10'-0"

TOWNHSE



SCALE: 1" = 10'-0"

A LANDSCAPE PLAN FOR:

THE QUARTERS AT CAMBRIDGE

21ST. AND WEBB RD.



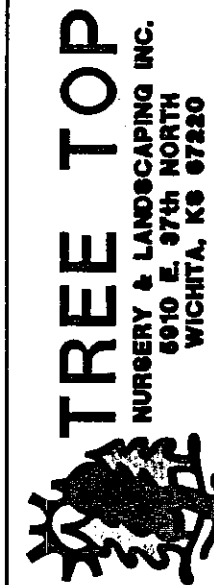
TREE TOP

NURSERY & LANDSCAPING INC.

5910 E. 37th NORTH

WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



TREE TOP
NURSERY & LANDSCAPING INC.
6010 E. 37th NORTH
WICHITA, KS 67220

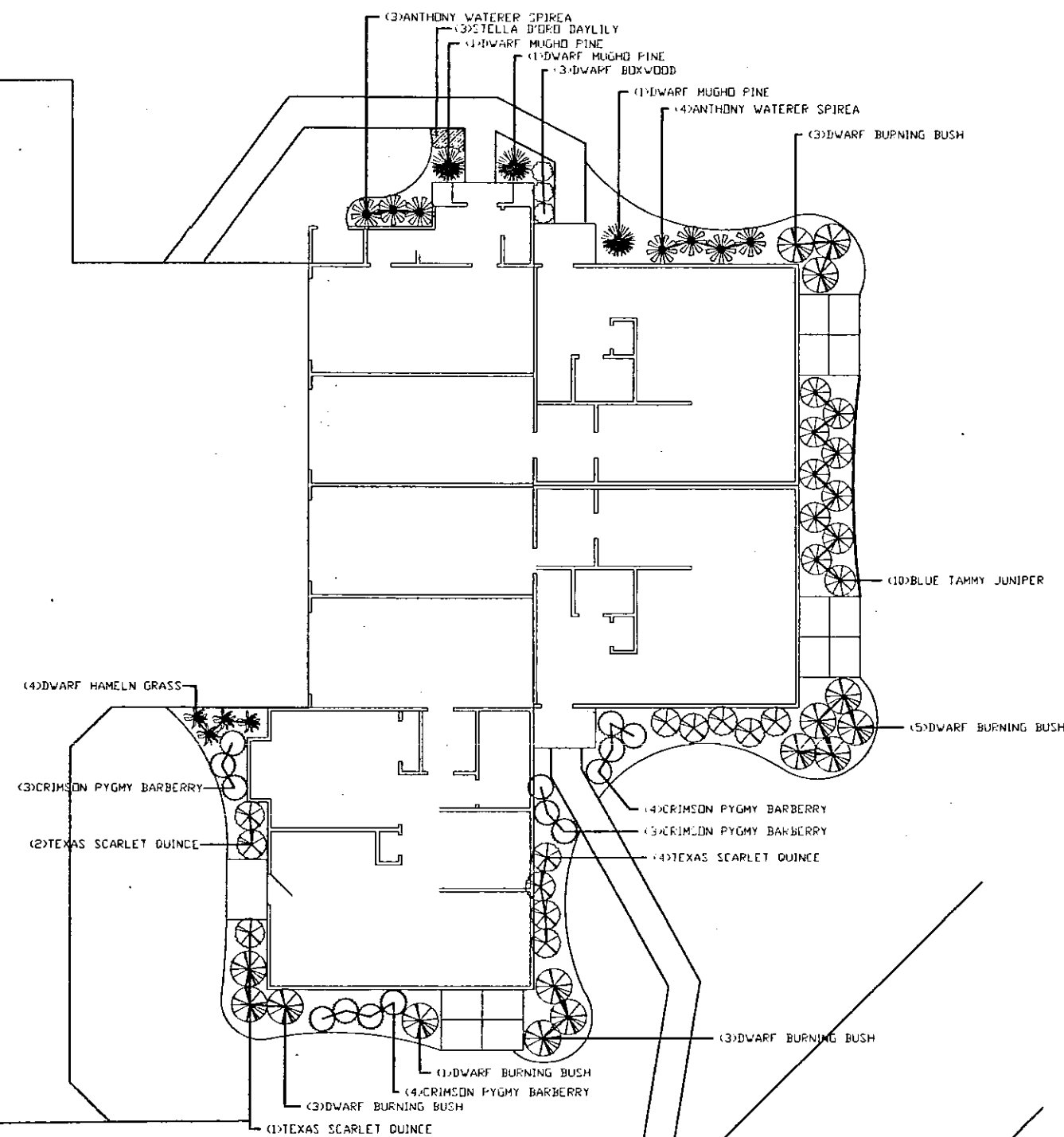
A LANDSCAPE PLAN FOR

THE QUARTERS AT CAMBRIDGE

21ST AND WEBB RD

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

4 PLEX TYP

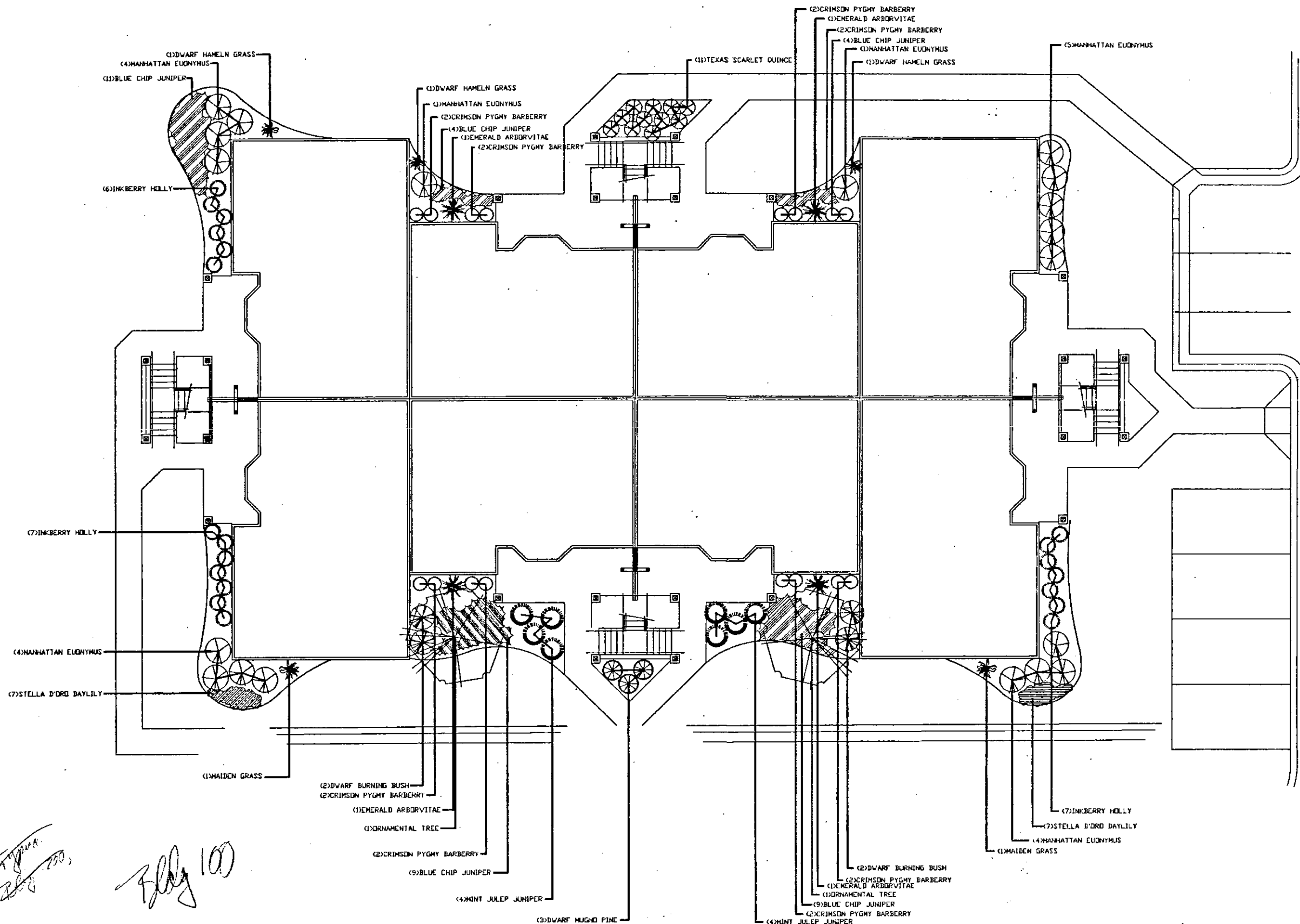


SCALE: 1/8" = 1'-0"

A LANDSCAPE PLAN FOR

THE QUARTERS AT CAMBRIDGE

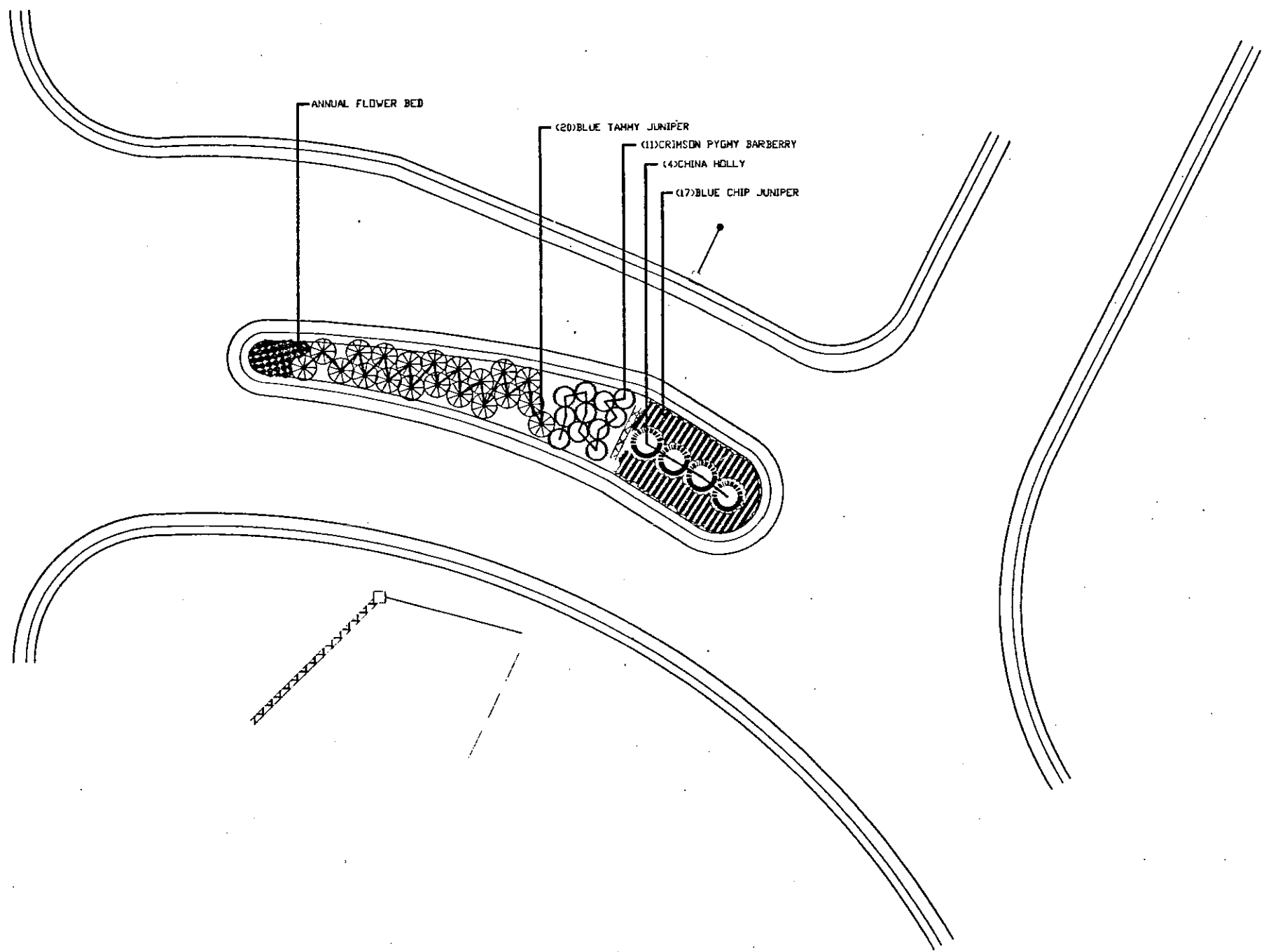
2101. AND WEBB RD



Top view
200
100

APT. BLDG 1,2,3
 (TYPE A)

SCALE: 1" = 10'-0"

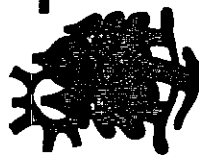


SCALE: 1" = 10'-0"

A LANDSCAPE PLAN FOR

THE QUARTERS AT CAMBRIDGE

21ST AND WEBS



TREE TOP
NURSERY & LANDSCAPING INC.
6910 E. 97th NORTH
WICHITA, KS 67230

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

[illegible]

A LANDSCAPE PLAN FOR

TREE TOP
NURSERY & LANDSCAPING INC.
 5910 E. 87th NORTH
 WICHITA, KS 67220

21ST. AND WEBB RD.

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

TO 2" WATER METER

APT. BLDG 1

APT. BLDG 6

APT. BLDG 5

APT. BLDG 2

APT. BLDG 3

APT. BLDG 4

Symbol

Description

TORO 510Z Q-PC

TORO 510Z T-PC

TORO 510Z H-PC

TORO 510Z TQ-PC

TORO 510Z F-PC

TORO V-1550

TORO VALVE SIZE TO PIPE

PUMP STATION

CONTROLLER

Class 200 PVC 1

Class 200 PVC 1 1/4

Class 200 PVC 1 1/2

Class 200 PVC 2

Class 200 PVC 2 1/2

Class 200 PVC 3

10 20 40 60

1" = 20'

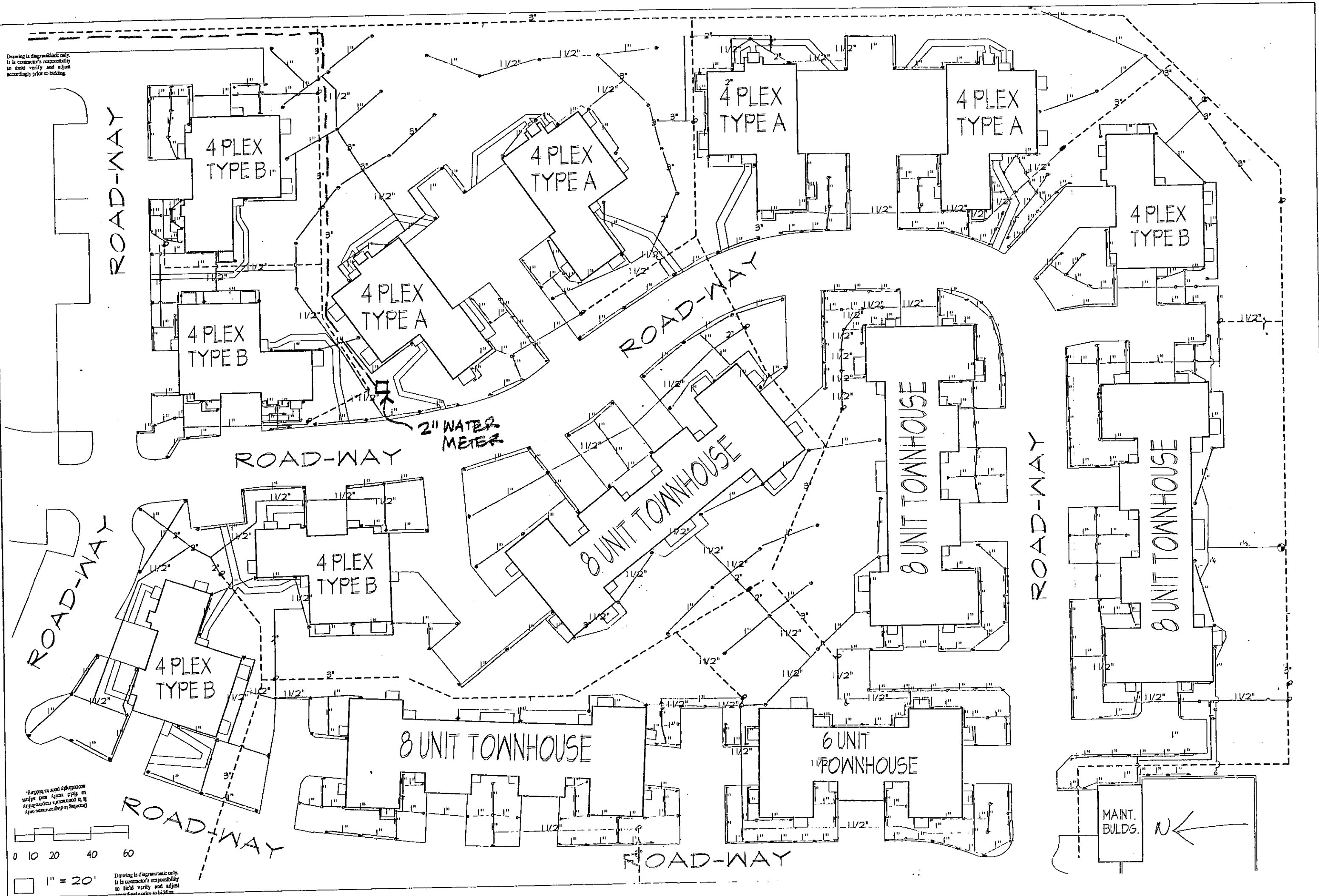
Drawing is diagrammatic only.
It is contractor's responsibility
to field verify and adjust
accordingly prior to biding.

CAMBRIDGE

AIR BREAK, CITY WATER TO THE PONDS

Drawing is diagrammatic only. It is contractor's responsibility to field verify and adjust accordingly prior to bidding.

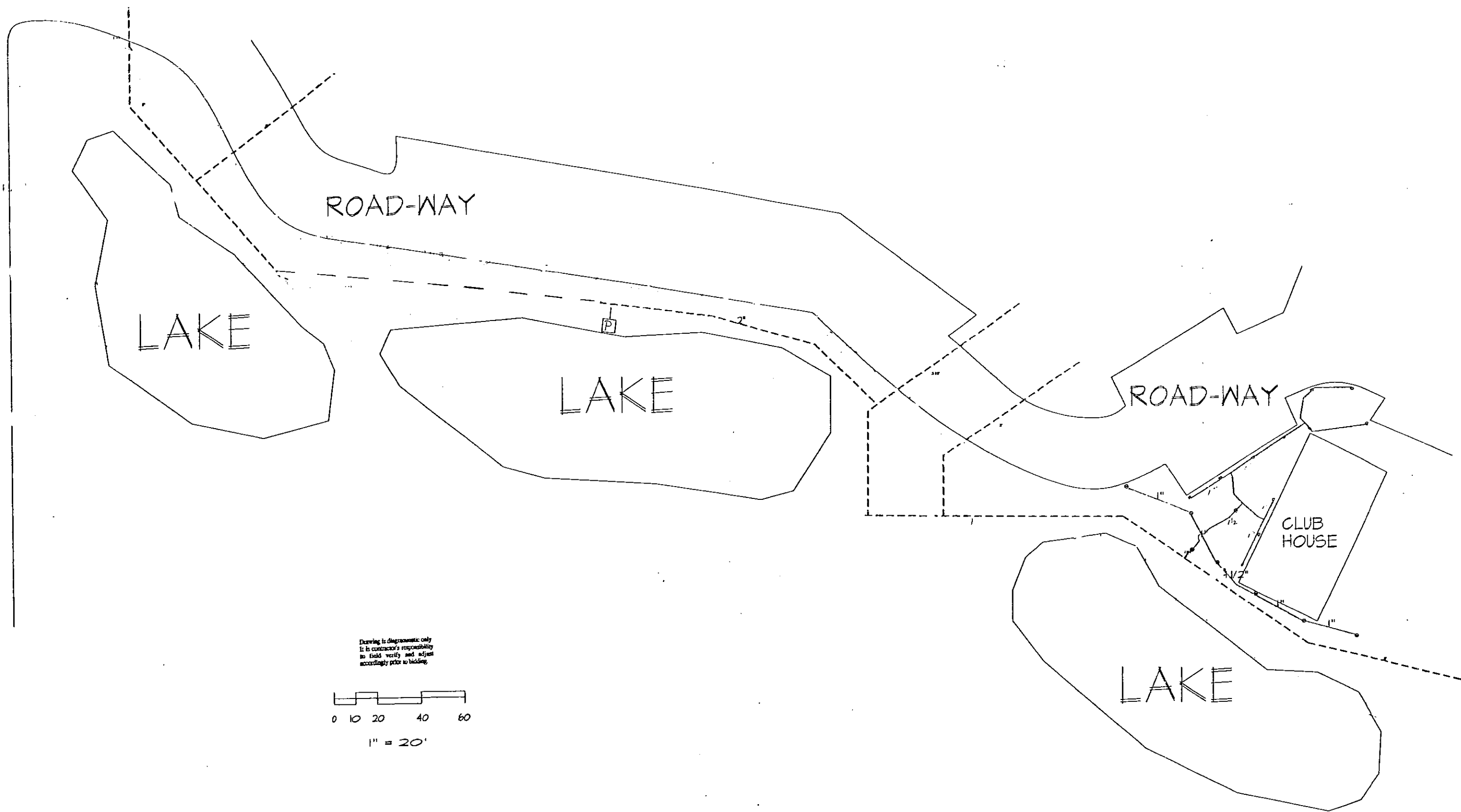
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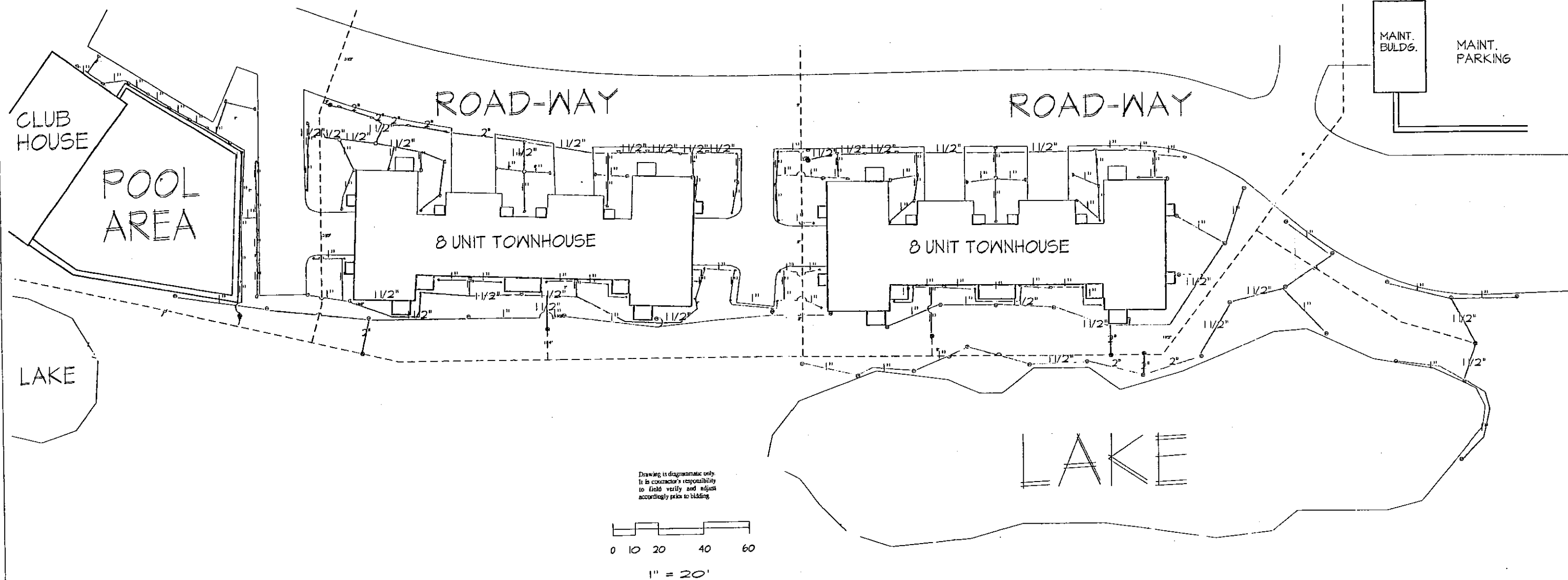


0 10 20 40 60

1" = 20'

Drawing is diagrammatic only.
It is contractor's responsibility
to field verify and adjust
accordingly prior to bidding.





WEBB ROAD

LIMITS OF LANDSCAPING & IRRIGATION

FLOATING FOUNTAIN
BY OWNER

1/8" MPEC

SHADE STRUCTURE
SEE ARCHITECTURAL

NOTES

1. WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
2. EDGING SHALL BE PRO-STEEL OR RYERSON, 14 GAUGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
3. MULCH SHALL BE 3" DEPTH PREMIUM SHREDDED CEDAR MULCH. 36" DIAMETER RING AROUND EACH TREE PLANTED IN TURF AREA.

4. BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL) PLANTING SOIL AMENDMENTS.
5. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.

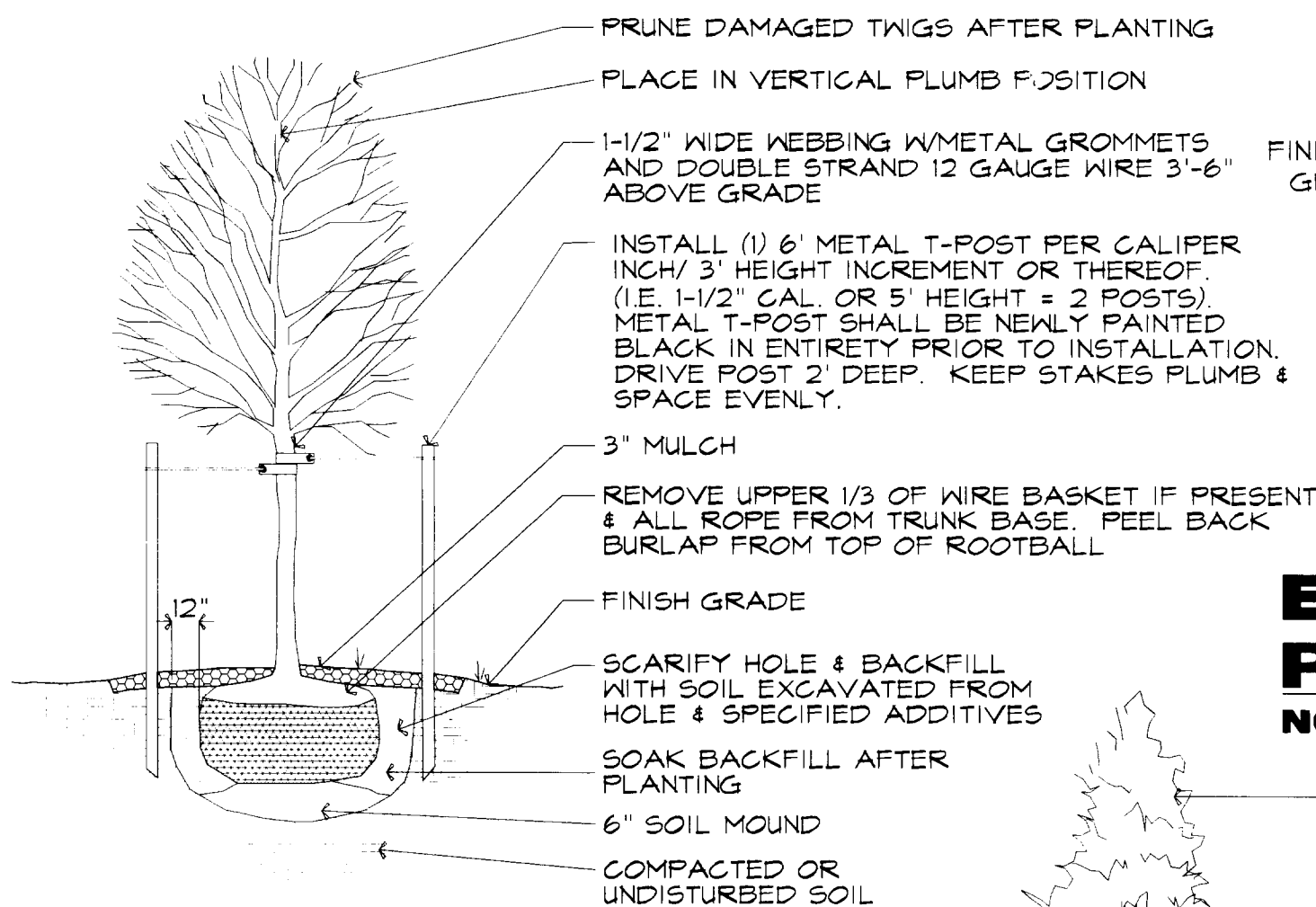
6. ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
7. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
8. INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL TURF AREAS SHOWN ON PLAN.

MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
ABM	5	'AUTUMN BLAZE' MAPLE	<i>Acer x freemanii</i> 'Autumn Blaze'	4" cal.	Balled and Burlapped
AP	6	AUSTRIAN PINE	<i>Pinus nigra</i>	8-10' ht.	Balled and Burlapped
SBC	13	SHAWNEE BRAVE CYPRESS	<i>Taxodium distichum</i> 'Shawnee Brave'	2.5" cal.	Balled and Burlapped
CSP	3	'CLEVELAND SELECT' GALLERY PEAR	<i>Pyrus callieriana</i> 'Cleveland Select'	2" cal.	Balled and Burlapped
EBSM	8	'EDITH BOGUE' SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i> 'Edith Bogue'	12-14' ht.	Balled and Burlapped
LBE	10	'ALLEE' LACEBARK ELM	<i>Ulmus parvifolia</i> 'Elmer II'	3.5" cal.	Balled and Burlapped
RRC	1	'ROYAL RAINDROPS' CRAB	<i>Malus 'JFS-KWS'</i>	Clump 6'-8'	Balled and Burlapped
SBL	5	'SUNBURST' HONEYLOCUST	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst'	3.5" cal.	Balled and Burlapped
SRM	1	SAUCER MAGNOLIA	<i>Magnolia x soulangeana</i>	8'-10'	Balled and Burlapped
STO	6	SANTOOTH OAK	<i>Quercus acutissima</i>	2.5" cal.	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND ANNUALS					
AJ	12	'ARMSTRONG' JUNIPER	<i>Juniperus chinensis</i> 'Armstrong'	3 gal	Container
BCJ	10	'BLUE CHIP' JUNIPER	<i>Juniperus horizontalis</i> 'Blue Chip'	3 gal	Container
BMKH	30	'BERRY MAGIC KIDS' HOLLY	<i>Ilex meserveae</i> 'Berry Magic Kids'	3 gal	Container
CBB	16	COMPACT BURNING BUSH	<i>Evonymus alatus</i> 'Compactus'	3 gal	Container
CJH	7	'CROWN JEWELS' HARDY HIBISCUS	<i>Hibiscus moscheutos</i> 'Crown Jewels'	2 gal	Container
CRC	5	'CHICA RED' DWARF GRAPEMYRTLE	<i>Lagerstroemia indica</i> 'Monred'	2 gal	Container
DBH	16	DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Burfordii'	3 gal	Container
EGGA	12	EDWARD GOUCHER' GLOSSY ABELIA	<i>Abelia x 'Edward Goucher'</i>	3 gal	Container
FCM	3	'FIREBIRD' GRAPEMYRTLE	<i>Lagerstroemia indica</i> 'Firebird'	5 gal	Container
FRG	49	'FORESTER'S' FEATHER REED GRASS	<i>Calamagrostis x acutiflora</i> 'Karl Forester'	2 gal	Container
FPN	151	'FIREPOWER' DWARF MANDINA	<i>Nandina domestica</i> 'Firepower'	2 gal	Container
GPJ	7	'GREENMOUND' DW PROCUMBENS JUNIPER	<i>Juniperus procumbens</i> 'Greenmound'	3 gal	Container
GSY	5	'GOLDEN SWORD' YUCCA	<i>Yucca filamentosa</i> 'Golden Sword'	2 gal	Container
HG	67	'HAMELN' DW. CHINESE FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i> 'Hameln'	3 gal	Container
LBP	9	'LOWBOY' PYRACANTHA	<i>Pyracantha coccinea</i> 'Lowboy'	5 gal	Container
MLG	20	'MORNING LIGHT' PLUME GRASS	<i>Miscanthus sinensis</i> 'Morning Light'	5 gal	Container
OLH	5	'SNOW QUEEN' OAKLEAF HYDRANGEA	<i>Hydrangea quercifolia</i> 'Snow Queen'	3 gal	Container
PCH	18	'PLUM CRAZY' HARDY HIBISCUS	<i>Hibiscus moscheutos</i> 'Plum Crazy'	2 gal	Container
SBLH	4	'SILVER BLUE' HYDRANGEA	<i>Hydrangea macrophylla</i> 'Mariesii Variegata'	5 gal	Container
SDO	55	'STELLA DE ORO' DAYLILY	<i>Hemerocallis</i> 'Stella de Oro'	1 gal	Container
SEH	32	SIEBOLDIANA 'ELEGANS' HOSTA	<i>Hosta sieboldiana</i> 'Elegans'	1 gal	Container
WGB	32	'WINTER GEM' BOXWOOD	<i>Buxus microphylla</i> var. <i>koreana</i> 'Winter Gem'	1 gal	Container
VC	65	VINCA	<i>Vinca minor</i>	1 gal	Container
ANN	265	ANNUALS (TYPE TO BE DETERMINED)	(To Be Determined)	4" Pots	Container
SOD	13,850 S.Y.	WISE FESCUE/BLUE MIXTURE			

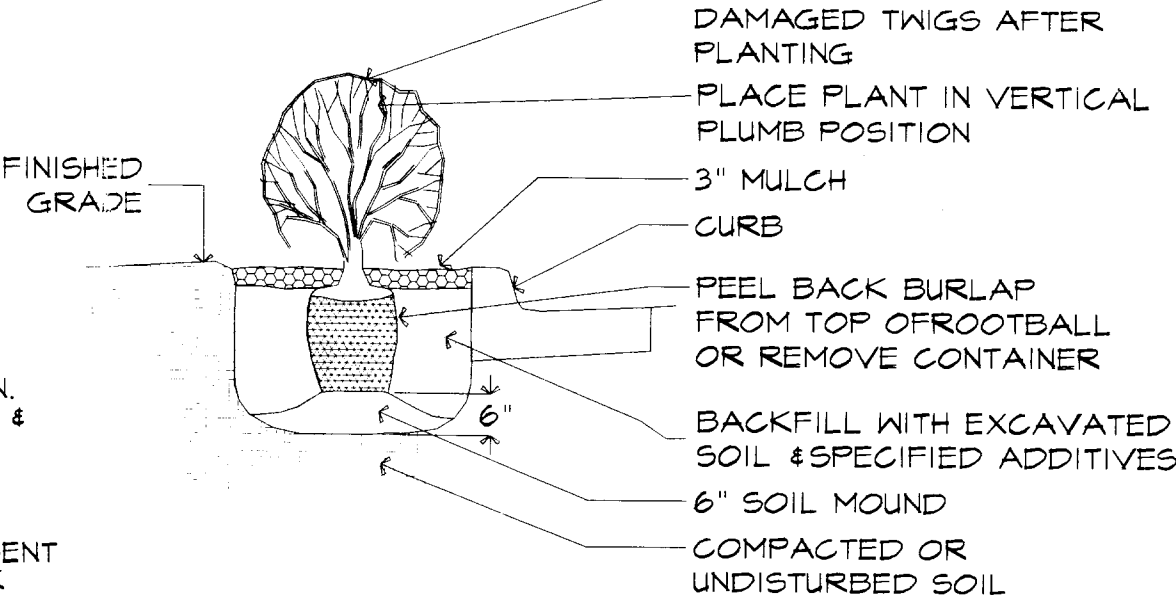
DECIDUOUS TREE
PLANTING DETAIL

NOT TO SCALE



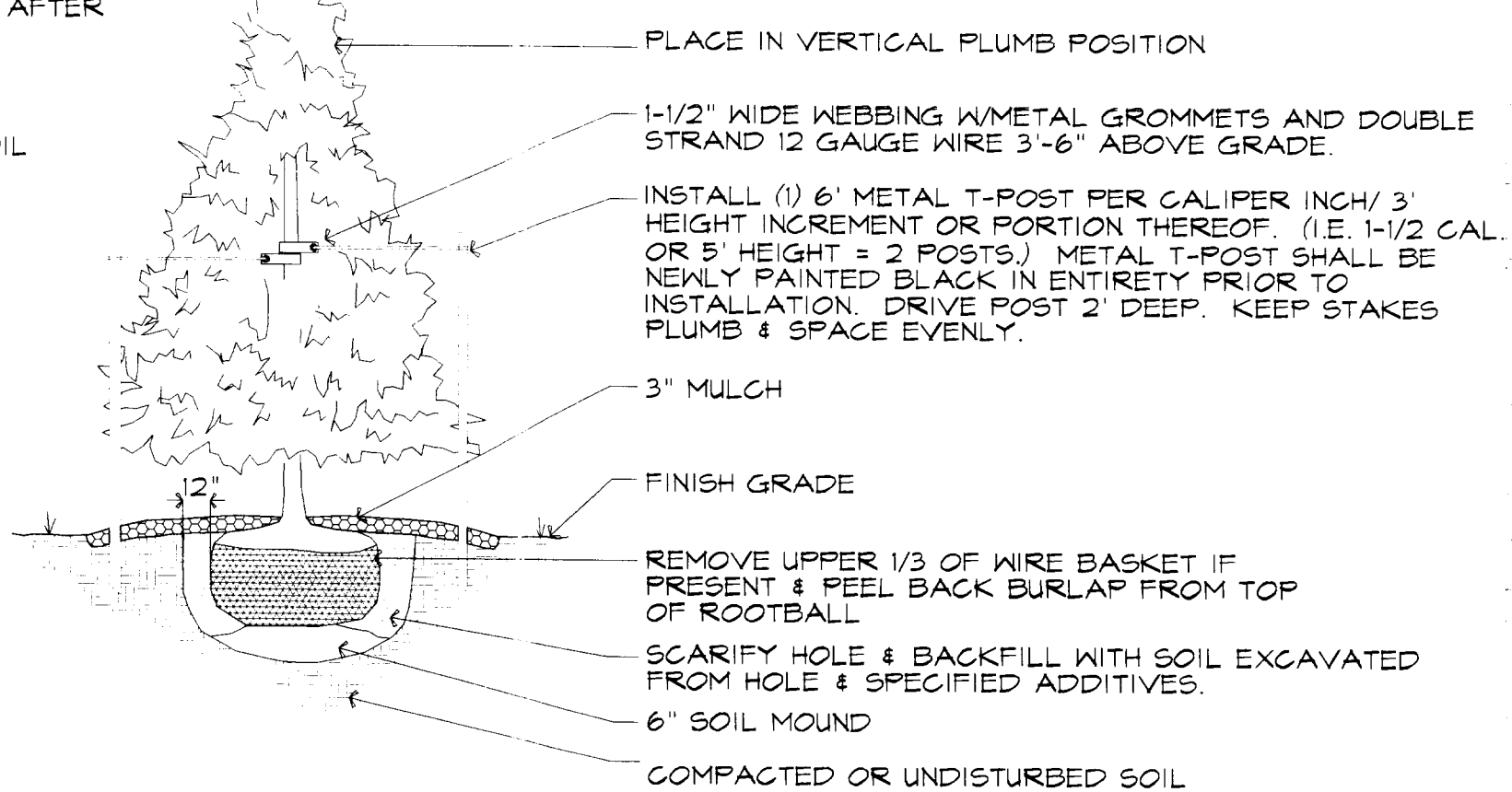
SHRUB PLANTING
DETAIL

NOT TO SCALE



EVERGREEN TREE
PLANTING DETAIL

NOT TO SCALE



DP-154 PARCEL 6
LANDSCAPE PLAN

APPROVED 9-8-09 BY DM
MAY 06/09/10/2

LANDSCAPE ORDINANCE CALCULATIONS:

- FRONTAGE OF SITE = NONE
- REQUIRED LANDSCAPED STREET YARD = NONE
- PARKING STALLS PROVIDED = 107 (INCLUDING GARAGES)
- PARKING LOT TREES REQUIRED = 5.4 ROUNDS UP TO 6
- PARKING LOT TREES PROVIDED = 16

PLANTING PLAN

SCALE: 1" = 40'

