Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2023

CBB Northlakes LLC
Attn: Kurt Bachman
4647 North Meridian Avenue
Wichita, KS 67204

RE: ZON2023-00006 and CUP2023-00003: Zone change request in the City from OW Office Warehouse and LC Limited Commercial to GC General Commercial (with CUP2023-00003 to amend the parcel boundaries and provisions of CUP DP-323); generally located on the west side of North Meridian Avenue and 42nd Street (4319 North Meridian).

Dear Applicant;

At its regular meeting on **May 16, 2023**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, Community Services Representative VI
MKEC Engineering, attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67206

Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2023

CBB Northlakes LLC
Attn: Kurt Bachman
4647 North Meridian Avenue
Wichita, KS 67204

RE: ZON2023-00006 and CUP2023-00003: Zone change request in the City from OW Office Warehouse and LC Limited Commercial to GC General Commercial (with CUP2023-00003 to amend the parcel boundaries and provisions of CUP DP-323); generally located on the west side of North Meridian Avenue and 42nd Street (4319 North Meridian).

Dear Applicant;

At its regular meeting on **April 27, 2023**, the Metropolitan Area Planning Commission (MAPC) heard the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

This application will be heard by the Wichita City Council on **Tuesday, May 16, 2023, beginning at 9:00 a.m.** The WCC meeting will be held at City Hall, 455 North Main Street, Wichita, Kansas.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, Community Services Representative VI
MKEC Engineering, attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67206

Wichita-Sedgwick County Metropolitan Area Planning Department

March 14, 2023

CBB Northlakes LLC
Attn: Kurt Bachman
4647 North Meridian Avenue
Wichita, KS 67204

RE: ZON2023-00006 and CUP2023-00003: Zone change request in the City from OW Office Warehouse and LC Limited Commercial to GC General Commercial (with CUP2023-00003 to amend the parcel boundaries and provisions of CUP DP-323); generally located on the west side of North Meridian Avenue and 42nd Street (4319 North Meridian).

Dear Applicant;

At its regular meeting on **March 9, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

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 **March 23, 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 **March 23, 2023 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, April 11, 2023, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

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,

Christina Rieth

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Maggie Ballard, District Advisory Board VI
Ana Lopez, Community Services Representative VI
MKEC Engineering, attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67206

OCA 150004

(Published in the Wichita Eagle, May 26, 2023

ORDINANCE NO. 52-179

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2023-00006

Zone change from OW Office Warehouse District and LC Limited Commercial District to GC General Commercial District on property legally described below:

A contiguous tract of land lying within a portion of Reserve C, Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, AND ALSO all of Reserve A and portions of Lot 1, Block A and Reserve B, lying within Lakeside at the Moorings 2nd, Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 9, also being the Northeast corner of said Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian; thence along the east line of said Section 25 on a Kansas coordinate system of 1983 south zone bearing of S01°08'35"E, 949.46 feet; thence S88°51'25"W, 60.00 feet to a point on the east line of Lot 1, Block B, said Lakeside at the Moorings, being common to the west right-of-way line of Meridian Avenue; thence along the extended east line of said Lot 1, Block B and said west right-of-way line, S01°08'35"E, 720.28 feet; thence S88°51'25"W, 40.00 feet to a point on the east line of Lot 1, Block A, said Lakeside at the Moorings, being common to the said west right-of-way line, thence along said east line and said west right-of-way line, S01°08'35"E, 190.03 feet to the southeast corner of said Lot 1, Block A, being common to the north right-of-way line of 42nd Street North; thence along said north right-of-way line and along the extended south line of said Lot 1, Block A and the extended south line of Lot 1, Block 1, Fire Station 13 Addition, an addition to Wichita, Sedgwick County, Kansas, S88°51'47" W, 577.45 feet to the southwest corner of said Lot 1, Block 1, being common to a southeasterly corner of said Reserve C, and being the POINT OF BEGINNING; thence continuing along said north right-of-way line and the extended south line of said Reserve C and the extended south line of said Lot 1, Block A, said Lakeside at the Moorings 2nd, S88°51'47"W, 172.55 feet to the easterly line of said Lot 1, Block A, being common to the west right-of-way line of Cobblestone Street; thence along said west right-of-way line for one course and along the perimeter of said Lakeside at the Moorings 2nd for the next six courses, S01°19'35"E, 50.34 feet to the northeast corner of Lot 1, Block 1, Riverlawn Christian Addition, Wichita, Sedgwick County, Kansas; thence along the perimeter of said Lot 1, Block 1 for the next two courses, S88°58'50"W, 359.30 feet; thence S01°06'11"E, 771.33 feet to the southwest corner of said Lot 1, Block 1; thence S88°53'04"W, 187.62 feet to a point on the east line of Arkansas River Levee as condemned in Case A-33666; thence along said east line of said Arkansas River Levee for the next two courses; N05°18'55"W, 331.16 feet to a point on a non-tangent curve to the left, said curve having a radius of 2939.25 feet, a central angle of 12°26'33", a chord bearing of N11°30'07"W, and a chord distance of 637.05 feet; thence along said non-tangent curve to the left, 638.30 feet to the southwest corner of Reserve B, Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the south line of said Reserve B, N88°58'48"E, 858.49 feet to a point on an easterly

line of said Reserve C, being common to a point on the west line of said Lot 1, Block 1, said Fire Station 13 Addition; thence along said easterly and west lines, S01°08'39"E, 134.32 feet to the POINT OF BEGINNING.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 23rd day of May, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

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

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON May 19, 2023

RESOLUTION No. 23-204

A RESOLUTION AUTHORIZING AN AMENDMENT TO CUP DP-323 MOORINGS PLAZA FIFTH COMMUNITY UNIT PLAN TO AMEND THE PARCEL BOUNDARIES AND PROVISIONS; ON PROPERTY ZONED LC LIMITED COMMERCIAL DISTRICT AND OW OFFICE WAREHOUSE DISTRICT; GENERALLY LOCATED ON THE WEST SIDE OF NORTH MERIDIAN AVENUE, WITHIN ONE-QUARTER MILE NORTH OF INTERSTATE 235, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, 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-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 14.19-acre property zoned LC Limited Commercial District and OW Office Warehouse District with CUP DP-323, legally described below:

CUP2023-00003
DP-323

A contiguous tract of land lying within all of Lots 1, 2 and 3, Block A, and portions of Lot 4, Block A, Lots 1 and 2, Block B, and Reserves A and C, lying within Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, AND ALSO, that portion of Meridian Avenue as platted in The Moorings South, an addition to Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:
COMMENCING at the Northeast corner of Government Lot 9, also being the Northeast corner of said Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian; thence along the east line of said Section 25 on a Kansas coordinate system of 1983 south zone bearing of S01°08'35"E, 949.46 feet; thence S88°51'25"W, 60.00 feet to a point on the east line of Lot 1, Block B, said Lakeside at the Moorings, being common to the west right-of-way line of Meridian Avenue and being the POINT OF BEGINNING; thence along the extended east line of said Lot 1, Block B and said west right-of-way line, S01°08'35"E, 720.28 feet; thence S88°51'25"W, 40.00 feet to a point on the east line of said Lot 1, Block A, being common to said west right-of-way line, thence along said east line and said west right-of-way line, S01°08'35"E, 190.03 feet to the southeast corner of said Lot 1, Block A, being common to a point on the north right-of-way line of 42nd Street North; thence along said north right-of-way line for one course, and along the southerly perimeter of said Lakeside at the Moorings for the next three courses, S88°51'47" W, 277.52 feet to the southeast corner of Lot 1, Block 1, Fire Station 13 Addition, and addition to Wichita, Sedgwick County, Kansas; thence along the perimeter of said Lot 1, Block 1 for the next two courses, N01°08'50" W, 250.13 feet; thence S88°52'19"W, 29.46 feet to the southeast corner of Reserve B, Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the easterly lines of said Reserve B for the remaining courses, N01°08'35"W, 660.15 feet; thence N88°51'25"E, 347.00 feet to the POINT OF BEGINNING;
TOGETHER WITH,
A contiguous tract of land lying within a portion of Reserve C, Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, AND ALSO all of Reserve A and portions of Lot 1, Block A and Reserve B, lying within Lakeside at the Moorings 2nd, Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 9, also being the Northeast corner of said Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian; thence along the east line of said Section 25 on a Kansas coordinate system of 1983 south zone bearing of S01°08'35"E, 949.46 feet; thence S88°51'25"W, 60.00 feet to a point on the east line of Lot 1, Block B, said Lakeside at the Moorings, being common to the west right-of-way line of Meridian Avenue; thence along the extended east line of said Lot 1, Block B and said west right-of-way line, S01°08'35"E, 720.28 feet; thence S88°51'25"W, 40.00 feet to a point on the east line of Lot 1, Block A, said Lakeside at the Moorings, being common to the said west right-of-way line, thence along said east line and said west right-of-way line, S01°08'35"E, 190.03 feet to the southeast corner of said Lot 1, Block A, being common to the north right-of-way line of 42nd Street North; thence along said north right-of-way line and along the extended south line of said Lot 1, Block A and the extended south line of Lot 1, Block 1, Fire Station 13 Addition, and addition to Wichita, Sedgwick County, Kansas, S88°51'47" W, 577.45 feet to the southwest corner of said Lot 1, Block 1, being common to a southeasterly corner of said Reserve C, and being the POINT OF BEGINNING; thence continuing along said north right-of-way line and the extended south line of said Reserve C and the extended south line of said Lot 1, Block A, said Lakeside at the Moorings 2nd, S88°51'47"W, 172.55 feet to the easterly line of said Lot 1, Block A, being common to the west right-of-way line of Cobblestone Street; thence along said west right-of-way line for one course and along the perimeter of said Lakeside at the Moorings 2nd for the next six courses, S01°19'35"E, 50.34 feet to the northeast corner of Lot 1, Block 1, Riverlawn Christian Addition, Wichita, Sedgwick County, Kansas; thence along the perimeter of said Lot 1, Block 1 for the next two courses, S88°58'50"W, 359.30 feet; thence S01°06'11"E, 771.33 feet to the southwest corner of said Lot 1, Block 1; thence S88°53'04"W, 187.62 feet to a point on the east line of Arkansas River Levee as condemned in Case A-33666; thence along said east line of said Arkansas River Levee for the next two courses; N05°18'55"W, 331.16 feet to a point on a non-tangent curve to the left, said curve having a radius of 2939.25 feet, a central angle of 12°26'33", a chord bearing of N11°30'07"W, and a chord distance of 637.05 feet; thence along said non-tangent curve to the left, 638.30 feet to the southwest corner of Reserve B, Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the south line of said Reserve B, N88°58'48"E, 858.49 feet to a point on an easterly line of said Reserve C, being common to a point on the west line of said Lot 1, Block 1, said Fire Station 13 Addition; thence along said easterly and west lines, S01°08'39"E, 134.32 feet to the POINT OF BEGINNING.

The publication of this Resolution amends the boundaries of the CUP DP-323 and the provisions of said Community Unit Plan shall only apply to above-described property.

Amended text to CUP DP-323 shall read as follows:

GENERAL PROVISIONS – DP-323 – MOORINGS FIFTH COMMUNITY UNIT PLAN

1. Total Land Area
   Gross: 617,913 square feet or 14.19 acres, more or less

2. Parcel Descriptions:

Parcel 1
Gross Area = 1.04 Ac. or 45,128 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 13,538 s.f.
Max. Gross Floor Area = 35% or 15,795 s.f.
Floor Area Ratio = .35

Parcel 2

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

Parcel 3

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

Parcel 4

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

Parcel 5

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

Parcel 6

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

Parcel 7

Gross Area = 0.77 Ac. or 33,373 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

Parcel 8

Gross Area = 6.47 Ac. or 281,644 s.f.
Maximum Height = 50 feet, except for the north 185 feet,
which the maximum height is limited to 35 feet.
Max. Building Coverage = 40% or 112,657 s.f.
Max. Gross Floor Area = 45% or 126,740 s.f.
Floor Area Ratio = .45

Reserve A = 1.28 acres or 55,903 square feet
Reserve B = 0.81 acres or 35,367 square feet

The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat.

3. Land Uses:

The following uses are permitted for Parcels within the C.U.P.:

A. Parcels 1, 2, 3, 4, 5, 6, & 7 shall allow all permitted uses within the "LC" Limited Commercial Zoning District; with the following EXCEPTIONS; Parcels shall not allow:
Single-Family; Duplex; Multi-Family; Accessory Apartment; Group Home; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Reverse Vending Machine; Safety Service; Utility, Major or Minor; Construction Sales and Service; Farmer's Market in the City; Hotel or Motel; Marine Facility, Recreational; Monument Sales; Nightclub in the City, primary use; Nurseries and Garden Centers; Parking Area, Commercial; Pawn Shop; Secondhand Store; Teen Club in the City; Vehicle Repair, Limited; Wireless Communication Facility; Asphalt or Concrete Plant, Limited; Agricultural Sales and Service.

B. Parcel 8 shall allow the following permitted uses:
    a. Single-Family; Duplex; Multi-Family (see further conditions within); Assisted Living; Group Residence, Limited and General; Church or Place of Worship; Nursing Facility; Bed and Breakfast Inn; Short-Term Rental (defined as the practice of renting out a furnished room, suite, home, apartment or dwelling unit for a short-term stay); Marine Facility, Recreational; Office, General; Warehouse, Self-Service Storage; Vehicle Storage Yard

C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

D. Nightclub in the City, ancillary use and Entertainment Establishment in the City and Event Center in the City is permitted within Parcels 2, 3, 4, 5, 6, & 7 subject to the following conditions:
    a. No single business shall have a capacity exceeding 300 persons.
    b. Nightclub in the City shall be ancillary to the principal use.
    c. Outdoor Entertainment shall be prohibited.
    d. Hours of operation shall adhere to the recitals of City Code Sec. 3.30.070.

E. If Parcel 8 develops as Multi-Family, said multi-family shall have a density not exceeding 17.4 Dwelling Units per Acre and shall be prohibited on the north 185 feet of Parcel 8.

F. If Parcel 8 develops as a Vehicle Storage Yard, said Vehicle Storage Yard shall be prohibited on the north 185 feet of Parcel 8.

G. Except within Parcel 8, no overhead doors shall be allowed within 200 feet of residential uses. At anytime, overhead doors shall not be facing residential zoning areas unless proper screening is in place.

H. The supplemental use regulations of Section III-D.6.y of the Wichita-Sedgwick County Unified Zoning Code shall not apply.

I. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.

J. Compatibility Standards in Article IV, Section C of the Wichita-Sedgwick County Unified Zoning Code shall apply to all Parcels. The west line of Reserve A shall be considered the zoning parcel boundary for Compatibility Standards.

4. Architectural Controls: All buildings within the Parcels 1, 2, 3, 4, 5, 6, and 7 shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be used as the predominant exterior building material on any facade. All buildings within Parcel 8 shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department.

5. Landscaping for this site shall be required as follows:

A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping,

indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
D. Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P. after the determination by the Planning Department.
E. Landscape buffers may be waived along the west line of Parcel 8 where adjacent to the Arkansas River.

6. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. Parcels 1, 2, 3, 4, 5, 6, and 7 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.
   C. Parcel 8 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.
   D. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   E. Floodlighting is not permissible, except in back-of-house or building service areas. Floodlighting shall not exceed 12 feet in height and when adjoining residential land use are required to have full cutoffs to limit light trespass onto adjoining parcels.
   F. Light poles including above-ground base shall be limited to 25 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.
   G. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

7. Screening for this site shall be required as follows:
   A. Unless otherwise noted screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
   B. Screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall may be constructed along the western property lines of Parcels 2, 3, 4, 5, 6, and 7, and along the northern property line of Parcel 7 where adjacent to residential uses. Alternatively, a screening wall along said property lines may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide an opaque living wall.
   C. For all uses more intensive than duplexes on Parcel 8, screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the perimeter of the parcel where adjacent to residential uses. Furthermore, screening shall be waived along the west property line where adjacent to the Arkansas River and along that portion of the east property line where adjacent to the existing non-residential use located on Lot 1, Block 1, Fire Station 13 Addition. Alternatively, a screening wall along said property lines may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide a living wall. Screening along the south property line of Parcel 8 may alternatively be provided through a combinations of landscaping, berms and wood fencing which meet the solid-screening requirements of the Wichita-Sedgwick County Unified Zoning Code. In the event Parcel 8 develops with self-storage warehouse uses, the north, east, and south walls of the perimeter storage buildings may be used as part of the screening requirement, excluding the openings between said buildings.
   D. Any solid wall shall be constructed of a pattern and color that is consistent with the building walls.
   E. Solid screening shall be provided for all parking lots and loading docks within 200 feet of residential uses in order to screen these areas from residential zoning districts.
   F. Rooftop mechanical equipment shall be screened from ground-level view per Wichita-Sedgwick County Unified Zoning Code.
   G. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.

8. Setbacks are as shown hereon; 35 feet along North Meridian Avenue as well as 42nd Street, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

11. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

12. Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

13. Signs are permitted under the Sign Code of the City of Wichita for LC Limited Commercial Zoning District, and amendments thereto. Additionally, the following conditions apply:

A. Flashing signs, rotating or moving signs, signs with moving lights, signs which create an illusion of movement are not permitted; provided, however, electronic message signs are allowed.
B. Portable, billboards, and off-site signs are prohibited.
C. Window display signs are limited to 25% of the window area.
D. Building signage are permitted within the CUP. Building signage shall be limited to 20% of the wall area and shall not exceed 400 square feet.
E. No building signs shall be allowed on any elevation on the rear of any buildings facing residential uses, unless separated by a public street.

14. Transportation improvements and Parcel access shall be provided as follows:

A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
C. An overall site circulation plan shall be submitted for review and approval by the Planning Department, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.
D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to Meridian Avenue and shall be assured by required submission and approval of circulation plans by the Planning Department prior to issuing building permits.
E. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or their designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

15. Title: The transfer of the title on all or any portion of the land included in 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 as amended. However, the Planning Department, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

16. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Planning Department, shall constitute a violation of the building permit authorizing construction of the proposed development.

17. Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

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

1. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
2. 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.

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.

Adopted this 16th day of May, 2023.

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

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

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	382520	Print Legal Ad-IPL01096120 - IPL0109612		$162.75	2	97 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 February 16, 2023
(One Time Only)
MAPC/BZA March 9, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 9, 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, 2 nd 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.

CUP2023-00003: CUP Amendment in the City to amend the parcel boundaries and provisions of CUP DP-323; generally located on the west side of North Meridian Avenue (with ZON2023-00006 to change the zoning from OW and LC to GC), within one-quarter mile north of Interstate 235 (4319 North Meridian Avenue).

CUP2023-00007: CUP Amendment in the City to amend the boundaries of the Harbor Isle Commercial I CUP DP-355 to remove land from the CUP per the plat (associated with CUP23-08 to add land to CUP DP-353) on property located on the east side of North Meridian Avenue and north of I-235.

VAC2023-00002: Vacation request in the City to vacate a 12' utility easement (reprocessing VAC2017-00010); generally located on the northwest corner of West Douglas Avenue and North West Street.

ZON2022-00016: Zone change request in the City from SF-5 Single Family Residential to B Multi-Family Residential on property; generally located South of East 26th Street North and four blocks East of North Hillside Avenue.

ZON2023-00004: Zone change in the City from B Multi-Family Residential District and SF-5 Single-Family Residential District to LC Limited Commercial District to bring an existing building into compliance; generally located on the northwest corner of North West Street and West 8th Street North (824 North West St).

ZON2023-00006: Zone change request in the City from OW Office Warehouse and LC Limited Commercial to GC General Commercial (with CUP2023-00003 to amend the parcel boundaries and provisions of CUP DP-323); generally located on the west side of North Meridian Avenue and 42nd Street (4319 North 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 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
Topic: Wichita-Sedgwick County Metropolitan Planning Commission
Time: 1:30 PM
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 February 16, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0109612
Feb 16 2023

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

1 insertion(s) published on:
02/16/23

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 02/16/2023 to 02/16/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 02/16/2023

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!

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
32522	425203	Print Legal Ad-IPL01242580 - IPL0124258		$130.83	2	78 L

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LAlvarez@wichita.gov

LEGAL PUBLICATION

OCA 150004

(Published in the Wichita Eagle, May 26, 2023)
ORDINANCE NO. 52-179

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2023-00006

Zone change from OW Office Warehouse District and LC Limited Commercial District to GC General Commercial District on property legally described below:
A contiguous tract of land lying within a portion of Reserve C, Lakeside at the Moorings, Wichita, Sedgwick County, Kansas, AND ALSO all of Reserve A and portions of Lot 1, Block A and Reserve B, lying within Lakeside at the Moorings 2nd, Wichita, Sedgwick County, Kansas, said contiguous tract of land being more particularly described as follows:
COMMENCING at the Northeast corner of Government Lot 9, also being the Northeast corner of said Section 25, Township 26 South, Range 1 West, of the 6th Principal Meridian; thence along the east line of said Section 25 on a Kansas coordinate system of 1983 south zone bearing of S01°08'35"E, 949.46 feet; thence S88°51'25"W, 60.00 feet to a point on the east line of Lot 1, Block B, said Lakeside at the Moorings, being common to the west right-of-way line of Meridian Avenue; thence along the extended east line of said Lot 1, Block B and said west right-of-way line, S01°08'35"E, 720.28 feet; thence S88°51'25"W, 40.00 feet to a point on the east line of Lot 1, Block A, said Lakeside at the Moorings, being common to the said west right-of-way line, thence along said east line and said west right-of-way line, S01°08'35"E, 190.03 feet to the southeast corner of said Lot 1, Block A, being common to the north right-of-way line of 42nd Street North; thence along said north right-of-way line and along the extended south line of said Lot 1, Block A and the extended south line of Lot 1, Block 1, Fire Station 13 Addition, an addition to Wichita, Sedgwick County, Kansas, S88°51'47" W, 577.45 feet to the southwest corner of said Lot 1, Block 1, being common to a southeasterly corner of said Reserve C, and being the POINT OF BEGINNING; thence continuing along said north right-of-way line and the extended south line of said Reserve C and the extended south line of said Lot 1, Block A, said Lakeside at the Moorings 2nd, S88°51'47"W, 172.55 feet to the easterly line of said Lot 1, Block A, being common to the west right-of-way line of Cobblestone Street; thence along said west right-of-way line for one course and along the perimeter of said Lakeside at the Moorings 2nd for the next six courses, S01°19'35"E, 50.34 feet to the northeast corner of Lot 1, Block 1, Riverlawn Christian Addition, Wichita, Sedgwick County, Kansas; thence along the perimeter of said Lot 1, Block 1 for the next two courses, S88°58'50"W, 359.30 feet; thence S01°06'11"E, 771.33 feet to the southwest corner of said Lot 1, Block 1; thence S88°53'04"W, 187.62 feet to a point on the east line of Arkansas River Levee as condemned in Case A-33666; thence along said east line of said Arkansas River Levee for the next two courses; N05°18'55"W, 331.16 feet to a point on a non-tangent curve to the left, said curve having a radius of 2939.25 feet, a central angle of 12°26'33", a chord bearing of N11°30'07"W, and a chord distance of 637.05 feet; thence along said non-tangent curve to the left, 638.30 feet to the southwest corner of Reserve B, Courtyards at the Moorings Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the south line of said Reserve B, N88°58'48"E, 858.49 feet to a point on an easterly line of said Reserve C, being common to a point on the west line of said Lot 1, Block 1, said Fire Station 13 Addition; thence along said easterly and west lines, S01°08'39"E, 134.32 feet to the POINT OF BEGINNING.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 23rd day of May, 2023.
Brandon J. Whipple, Mayor, City of Wichita
ATTEST:
Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magana, City Attorney and Director of Law
IPL0124258
May 26 2023

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

1 insertion(s) published on:
05/26/23

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 05/26/2023 to 05/26/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 05/26/2023

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!

…ople whose …transferred …tic, the …ction Com- … Monday.

…fers was widely expected and once prompted the U.S. firm to threaten a total withdrawal from the E.U. Still, the likely impact has

…large and small, move around vast amounts of information needed for everything from sales and marketing to payroll pro-

…thority telling Facebook it could no longer move data to the U.S. via this other

…Biden and U.S. pledges to ensure that E.U. citizens' data is safe once it's ship-

…previous re… is still pendi… embourg co…

LEGAL PUBLICATION

…CHITA EAGLE ON MAY 19, 2023. (1000326)
…RESOLUTION No. 23-204
…IG AN AMENDMENT TO CUP DP-323 MOORINGS …UNIT PLAN TO AMEND THE PARCEL BOUNDARIES …ERTY ZONED LC LIMITED COMMERCIAL DISTRICT …E DISTRICT; GENERALLY LOCATED ON THE WEST …AVENUE, WITHIN ONE-QUARTER MILE NORTH OF …' OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER …Y THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING …TED BY ORDINANCE NO. 44-975 AS AMENDED.
…ERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:
…iving a recommendation from the Wichita-Sedgwick County …ission, and after said Planning Commission has given proper …s provided by law, and under authority granted by Section …unty Unified Zoning Code, for an approximately 14.19-acre …ercial District and OW Office Warehouse District with CUP

CUP2023-00003
DP-323

…ng within all of Lots 1, 2 and 3, Block A, and portions of Block B, and Reserves A and C, lying within Lakeside Sedgwick County, Kansas, AND ALSO, that portion …ted in The Moorings South, an addition to Wichita, said contiguous tract of land being more particularly

…theast corner of Government Lot 9, also being the …ection 25, Township 26 South, Range 1 West, of the …ce along the east line of said Section 25 on a Kansas …outh zone bearing of S01°08'35"E, 949.46 feet; thence point on the east line of Lot 1, Block B, said Lakeside …non to the west right-of-way line of Meridian Avenue …GINNING; thence along the extended east line of said …st right-of-way line, S01°08'35"E, 720.28 feet; thence …oint on the east line of said Lot 1, Block A, being common …, thence along said east line and said west right-of-way …to the southeast corner of said Lot 1, Block A, being …rth right-of-way line of 42nd Street North; thence along …or one course, and along the southerly perimeter of said …the next three courses, S88°51'47"W, 277.52 feet to the …ock 1, Fire Station 13 Addition, and addition to Wichita, …ence along the perimeter of said Lot 1, Block 1 for the …"W, 250.13 feet; thence S88°52'19"W, 29.46 feet to the …B, Courtyards at the Moorings Addition, an addition to …ansas; thence along the easterly lines of said Reserve B …01°08'35"W, 660.15 feet; thence N88°51'25"E, 347.00 feet …IG;

…lying within a portion of Reserve C, Lakeside at the …k County, Kansas, AND ALSO all of Reserve A and …nd Reserve B, lying within Lakeside at the Moorings …nty, Kansas, said contiguous tract of land being more …ows:

…theast corner of Government Lot 9, also being the …ection 25, Township 26 South, Range 1 West, of the …ce along the east line of said Section 25 on a Kansas …outh zone bearing of S01°08'35"E, 949.46 feet; thence point on the east line of Lot 1, Block B, said Lakeside …non to the west right-of-way line of Meridian Avenue; …ast line of said Lot 1, Block B and said west right-of-…3 feet; thence S88°51'25"W, 40.00 feet to a point on the said Lakeside at the Moorings, being common to the thence along said east line and said west right-of-way …to the southeast corner of said Lot 1, Block A, being …-of-way line of 42nd Street North; thence along said …along the extended south line of said Lot 1, Block A and …of 1, Block 1, Fire Station 13 Addition, and addition to …ansas, S88°51'47"W, 577.45 feet to the southwest corner common to a southeasterly corner of said Reserve C, GINNING; thence continuing along said north right-of-…uth line of said Reserve C and the extended south line of …keside at the Moorings 2nd, S88°51'47"W, 172.55 feet to …, Block A, being common to the west right-of-way line …e along said west right-of-way line for one course and …Lakeside at the Moorings 2nd for the next six courses, …northeast corner of Lot 1, Block 1, Riverlawn Christian …, County, Kansas; thence along the perimeter of said …o courses, S88°58'50"W, 359.30 feet; thence S01°06'11"E, …t corner of said Lot 1, Block 1; thence S88°53'04"W, …ast line of Arkansas River Levee as condemned in Case …ast line of said Arkansas River Levee for the next two …5 feet to a point on a non-tangent curve to the left, said …19.25 feet, a central angle of 12°26'33", a chord bearing …d distance of 637.05 feet; thence along said non-tangent …o the southwest corner of Reserve B, Courtyards at the …on to Wichita, Sedgwick County, Kansas; thence along …B, N88°58'48"E, 858.49 feet to a point on an easterly line …mmon to a point on the west line of said Lot 1, Block 1, …thence along said easterly and west lines, S01°08'39"E, BEGINNING.
…mends the boundaries of the CUP DP-323 and the provisions …only apply to above-described property.
…ll read as follows:
…P-323 – MOORINGS FIFTH COMMUNITY UNIT PLAN

…19 acres, more or less

…128 s.f.

…0% or 13,538 s.f.
…% or 15,795 s.f.
…tio = .35

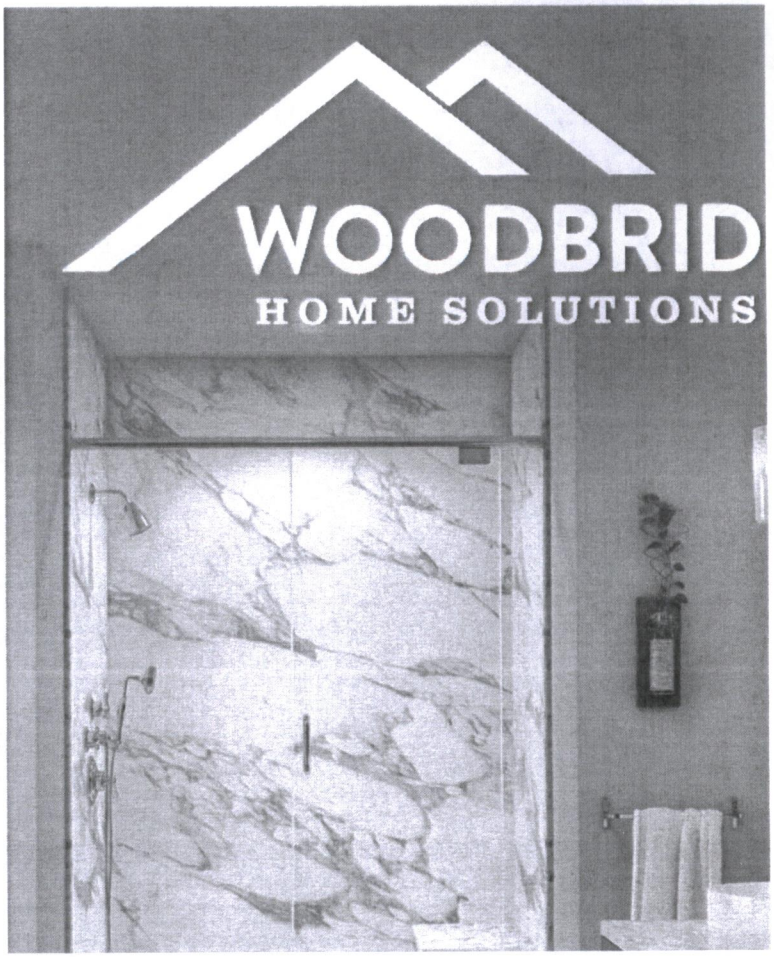
…296 s.f.

…0% or 9,989 s.f.
…% or 11,654 s.f.
…tio = .35

C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
D. Nightclub in the City, ancillary use and Entertainment Establishment in the City and Event Center in the City is permitted within Parcels 2, 3, 4, 5, 6, & 7 subject to the following conditions:
   a. No single business shall have a capacity exceeding 300 persons
   b. Nightclub in the City shall be ancillary to the principal use.
   c. Outdoor Entertainment shall be prohibited.
   d. Hours of operation shall adhere to the recitals of City Code Sec. 3.30.070.
E. If Parcel 8 develops as Multi-Family, said multi-family shall have a density not exceeding 17.4 Dwelling Units per Acre and shall be prohibited on the north 185 feet of Parcel 8.
F. If Parcel 8 develops as a Vehicle Storage Yard, said Vehicle Storage Yard shall be prohibited on the north 185 feet of Parcel 8.
G. Except within Parcel 8, no overhead doors shall be allowed within 200 feet of residential uses. At anytime, overhead doors shall not be facing residential zoning areas unless proper screening is in place.
H. The supplemental use regulations of Section III-D.6.v of the Wichita-Sedgwick County Unified Zoning Code shall not apply.
I. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
J. Compatibility Standards in Article IV, Section C of the Wichita-Sedgwick County Unified Zoning Code shall apply to all Parcels. The west line of Reserve A shall be considered the zoning parcel boundary for Compatibility Standards.

4. Architectural Controls: All buildings within the Parcels 1, 2, 3, 4, 5, 6, and 7 shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be used as the predominant exterior building material on any facade. All buildings within Parcel 8 shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department.
5. Landscaping for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
   D. Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P. after the determination by the Planning Department.
   E. Landscape buffers may be waived along the west line of Parcel 8 where adjacent to the Arkansas River.
6. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. Parcels 1, 2, 3, 4, 5, 6, and 7 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.
   C. Parcel 8 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.
   D. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   E. Floodlighting is not permissible, except in back-of-house or building service areas. Floodlighting shall not exceed 12 feet in height and when adjoining residential land use are required to have full cutoffs to limit light trespass onto adjoining parcels.
   F. Light poles including above-ground base shall be limited to 25 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.
   G. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
7. Screening for this site shall be required as follows:
   A. Unless otherwise noted screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
   B. Screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall may be constructed along the western property lines of Parcels 2, 3, 4, 5, 6, and 7, and along the northern property line of Parcel 7 where adjacent to residential uses. Alternatively, a screening wall along said property lines may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide an opaque living wall.
   C. For all uses more intensive than duplexes on Parcel 8, screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the perimeter of the parcel where adjacent to residential uses. Furthermore, screening shall be waived along the west property line where adjacent to the Arkansas River and along that portion of the east property line where adjacent to the existing non-residential use located on Lot 1, Block 1, Fire Station 13 Addition. Alternatively, a screening wall along said property lines may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide a living wall. Screening along the south property line of Parcel 8 may alternatively be provided through a combinations of landscaping, berms and wood fencing which meet the solid-screening requirements of the Wichita-Sedgwick County Unified Zoning Code. In the event Parcel 8 develops with self-storage warehouse uses, the north, east, and south walls of the perimeter storage buildings may be used as part of the screening requirement, excluding the openings between said buildings.
   D. Any solid wall shall be constructed of a pattern and color that is consistent with the building walls.
   E. Solid screening shall be provided for all parking lots and loading docks within 200 feet of residential uses in order to screen these areas from residential zoning districts.
   F. Rooftop mechanical equipment shall be screened from ground-level view per Wichita-Sedgwick County Unified Zoning Code.
   G. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.
8. Setbacks are as shown hereon; 35 feet along North Meridian Avenue as well as 42nd Street. If not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.
9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.
11. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
12. Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.
13. Signs are permitted under the Sign Code of the City of Wichita for LC Limited Commercial Zoning District, and amendments thereto. Additionally, the following conditions apply:
   A. Flashing signs, rotating or moving signs, signs with moving lights, signs which create





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Attention: Jamie Buster

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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 05/23/2023 to 05/23/2023.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 05/23/2023

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
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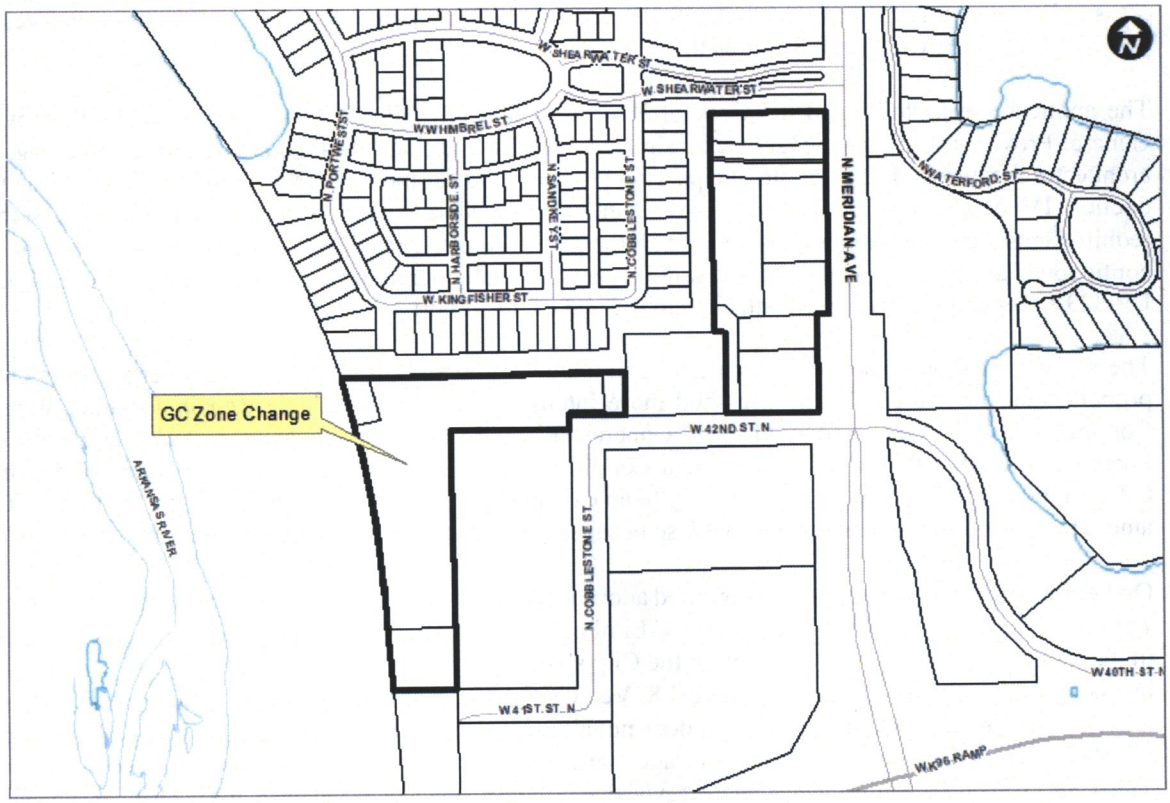
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WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO: 4.7

STAFF REPORT
MAPC: April 27, 2023

CASE NUMBER:	ZON2023-00006 and CUP2023-00003 (City)
APPLICANT/AGENT:	CBB Northlakes LLC, c/o Kurt Bachman (Applicant) Meritrust Credit Union, c/o Randy Doerksen (Applicant) MKEC Engineering, c/o Brian Lindebak (Agent)
REQUEST:	Minor Amendment to CUP DP-323; GC General Commercial
CURRENT ZONING:	LC Limited Commercial District; OW Office Warehouse District
SITE SIZE:	14.19 acres
LOCATION:	Generally located on the west side of North Meridian Avenue, within one-quarter mile north of K-96 (4319 North Meridian Avenue).
PROPOSED USE:	Amend the parcel boundaries and provisions for CUP DP-323
RECOMMENDATION:	Approval with conditions



BACKGROUND: The applicant is requesting:

1. a zone change on the proposed Parcel 8 of CUP DP-323 from OW Office Warehouse District to GC General Commercial District; and
2. a Minor Amendment to the Moorings Plaza Fifth Community Unit Plan, CUP DP-323.

The subject site properties are 14.19 acres in size, are zoned OW Office Warehouse District and LC Limited Commercial District and are generally located on the west side of North Meridian Avenue, within one-quarter mile north of the K-96/I-235 interchange (4319 North Meridian). The applicant seeks to change the zoning on the proposed Parcel 8 from OW Office Warehouse District to GC General Commercial District, amend the provisions of the CUP, and amend the boundaries of the CUP.

Zone Change

The applicant is requesting the zone change in order to allow residential uses on what will become Parcel 8 of CUP DP-323. This Parcel is currently zoned OW Office Warehouse, which does not allow residential uses. The proposed CUP amendment requests mostly residential uses on the proposed Parcel 8. While GC General Commercial permits high-intensity commercial and industrial development, the CUP amendment restricts most high intensity uses and zone change seeks to allow a range of residential and low-intensity commercial development.

Amend Provisions of CUP

The applicant also seeks to amend the parcel boundaries and provisions for CUP DP-323.

- Parcels 1, 2, 3, and 4 in the current CUP DP-323 would be reconfigured into 7 Parcels with a Reserve A; and
- Parcel 1 would be 1.04 acres in size; and
- Parcels 2-7 would be 0.76 acres in size; and
- Reserve A would be 1.28 acres in size; and
- What is currently Parcel 9 in CUP DP-323 will become Parcel 8, which is 6.47 acres in size, and Reserve B, which is 0.81 acres in size.

The applicant seeks to amend the General Provisions of CUP DP-323. The revised CUP still provides General Provisions on parking, setbacks, signage, exterior lighting, utilities, landscaping, screening, and architectural controls. For example, the parking requirements for the CUP DP-323 will remain in line with Section IV of the Unified Zoning Code. General Provision 4, which specifies the CUP's setback requirements, becomes General Provision 8 in the revised CUP. The stipulation shall remain the same that contiguous Parcels developed under the same ownership shall not require any setbacks. All changes to CUP DP-323's General Provisions are attached to the end of this report.

The revised CUP adds land uses for each of its Parcels. Parcels 1 through 7 restrict certain uses on the property that include residential uses and more intense uses such as Vehicle Repair, Limited, Wireless Communication Facility, and Asphalt or Concrete Plant, Limited. However, it permits certain uses on Parcels 2 through 7 that normally require a Conditional Use, such as Entertainment Establishment in the City, Nightclub in the City (as an accessory to an existing operation), and Event Center in the City. A CUP amendment acts in lieu of a Conditional Use because the public hearing process is the same.

On February 6, 2023, the applicant submitted additional revisions to the CUP amendment. Parcels 1 through 7 shall allow all permitted uses within the LC Limited Commercial District, with the exception of Nightclub in the City as a primary use. Nightclub in the City shall only be allowed as an accessory use to an existing business on Parcels 1 through 7. On Parcel 8, Vehicle Storage Yard is permitted. Vehicle Storage Yard is only for the use of operable vehicles and does not allow for Wrecking and Salvage. If Parcel 8 develops as a Vehicle Storage Yard, said Vehicle Storage Yard shall be prohibited on the north 185 feet of Parcel 8. Third, the screening requirements were revised so that an opaque living wall may serve as an intense

landscape buffer in lieu of a screening wall. Lastly, the CUP clarifies that building signage requirements for the CUP are the same as the Unified Zoning Code in that building signage shall not exceed 400 square feet. On March 13, 2023, these revisions were presented before the District Advisory Board (DAB) VI. The DAB recommended approval of these applications including the revised language.

Amend Boundaries of CUP
The revised document removes all Parcels from the CUP that were previously eliminated by either CUP Amendment CUP2018-00001 or PUD2022-00004. Parcels 20 and 21, which are north of Shearwater Street, would be removed from the CUP DP-323. A replat of the subject site will move the Shearwater Street right-of-way farther north so land within the CUP is contiguous. The size of the CUP would increase slightly from 14.09 acres to 14.19 acres, despite the removal of two Parcels from the CUP.

Properties to the north are zoned PUD Planned Unit Development (PUD #95), which permits residential development, and are currently undeveloped. Properties to the south of CUP DP-323 are zoned SF-5 Single-Family Residential District, MF-18 Multi-Family Residential District, and LC Limited Commercial District. The SF-5 property is developed with a single-family residential dwelling, the MF-18 property is undeveloped, and the LC property is developed with a church. Properties to the east of CUP DP-323 are zoned LC Limited Commercial District, pertain to CUP DP-285, are currently undeveloped. The Arkansas River is west of CUP DP-323.

CASE HISTORY:

- In 2003, the Wichita City Council approved a zone change and CUP amendment for what is now Parcels 1 through 4 from SF-5 Single-Family Residential District to LC Limited Commercial District. The CUP amendment amended Parcels 11 and 12 of what was then CUP DP-78 (ZON2003-00048/CUP2003-00050).
- In 2010, the Wichita City Council approved a zone change from SF-5 Single-Family Residential District to OW Office Warehouse District for what is currently Parcel 9 and LC Limited Commercial District for what are now Parcels 1 through 4. The CUP amendment associated with the zone change transferred land from CUP DP-78 to CUP DP-323. CUP DP-323 was created during that land transfer (ZON2010-00028/CUP2010-00016).
- In 2018, the Wichita City Council approved an amendment to CUP DP-323 to eliminate Parcels 8 and 10 from the CUP, reduce Parcels 7 and 11, and modify Parcel 9 for the development of self-storage. It also removed the Supplemental Use Regulation for Construction Sales and Service in the LC Limited Commercial District (CUP2018-00001).
- In 2022, a portion of land was removed from CUP DP-323 to create the Courtyard at the Moorings Planned Unit Development PUD #95 (CUP2022-00009/CUP2022-00010/PUD2022-00004).
- On April 11, 2023, the Wichita City Council heard this case and voted to refer the case back to the Metropolitan Area Planning Commission (MAPC). This was done so the MAPC could hear the revisions to the CUP amendment. The revisions are attached to the end of this report.

ADJACENT ZONING AND LAND USE:

North:	PUD (PUD-95)	Undeveloped
South:	SF-5, MF-18, LC	Single-family residential dwelling, undeveloped, church
East:	LC (CUP DP-285)	Undeveloped
West:	None	Arkansas River

PUBLIC SERVICES: The site has access to North Meridian Avenue, a five-lane arterial street with a sidewalk on both sides. Wichita Transit does not serve this site. Municipal services, such as water and sewer, are nearby, but they need to be extended to serve Parcels 1-8. Currently, Parcel 8 only has access to stormwater services.

CONFORMANCE TO PLANS/POLICIES: The proposed applications are in conformance with the

Community Investments Plan. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "New Residential." This category is described as follows: "*Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed.*" Parcels 1 through 7 can be developed with a variety of limited commercial uses the zone change for Parcel 8 would permit residential development in concert with the existing MF-18 zoning abutting to the east.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the amendment to CUP DP-323 and the zone change for Parcel 8 from OW Office Warehouse District to GC General Commercial District be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

1. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
2. 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.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is mostly undeveloped with pockets of low-density residential and commercial buildings. Properties to the north are zoned PUD Planned Unit Development (PUD #95), which permits residential development, and are currently undeveloped. Properties to the south of CUP DP-323 are zoned SF-5 Single-Family Residential District, MF-18 Multi-Family Residential District, and LC Limited Commercial District. The SF-5 property is developed with a single-family residential dwelling, the MF-18 property is undeveloped, and the LC property is developed with a church. Properties to the east of CUP DP-323 are zoned LC Limited Commercial District, pertain to CUP DP-285, are currently undeveloped. The Arkansas River is west of CUP DP-323.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District and OW Office Warehouse District with CUP DP-323, which is suitable for mostly commercial uses. Parcel 9, which will become Parcel 8 in the revised CUP, is zoned OW Office Warehouse District and does not allow for residential uses. The applicant is requesting permitted uses within the CUP that are not normally permitted without a CUP amendment, such as Nightclub in the City.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff anticipates that the proposed CUP amendment and zone change will not detrimentally affect nearby property. The screening and landscaping requirements of the revised CUP mostly adhere to the Unified Zoning Code should help mitigate potential negative impacts associated with the proposed land uses.

4. Length of time subject property has remained vacant as zoned: The subject property has never been developed.

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 of the request represents a gain to the public in that it brings additional business and residences to the area. Approval of this application is not anticipated to

have a significant detrimental impact to public health, safety, or welfare. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to the *Community Investments Plan*, as noted above.

7. Impact of the proposed development on community facilities: Staff does not anticipate that the proposed development will have any negative or additional impact on community facilities.

8. Opposition or support of neighborhood residents: At the time the staff report was prepared, staff did not receive any comments on the proposed zone change and CUP amendment.

Attachments:

1. Applicant Proposed CUP Amended Language
2. CUP DP-323 Site Plan
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Applicant Proposed CUP Language

The applicant seeks to make the following changes to CUP DP-323 in red. The text in blue indicates revisions to the CUP made on February 6, 2023:

General Provisions

1. Total Land Area
   Gross: ~~613,894 square feet or 14.09 acres~~ 617,913 square feet or 14.19 acres, more or less
   ~~Net: 554,522 square feet or 12.74 acres, more or less~~

~~2. Total Gross Floor Area: 194,083 square feet~~
~~Total Floor Area Ratio: 35 percent~~

~~Parcel 1~~

- ~~A. Net Area: 69,589 square feet or 1.60 acres~~
- ~~B. Maximum Building Coverage: 20,877 square feet or 30 percent~~
- ~~C. Maximum Gross Floor Area: 24,356 square feet~~
- ~~D. Floor Area Ratio: 35 percent~~
- ~~E. Maximum Number of Commercial Buildings: Two (2)~~
- ~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.~~
- ~~G. Setbacks: Per Drawing, otherwise per zoning~~
- ~~H. Access Points: See Drawing~~
- ~~I. Permitted Uses: See General Provision #18~~

2. Parcel Descriptions:

Parcel 1

Gross Area = 1.04 Ac. or 45,128 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 13,538 s.f.
Max. Gross Floor Area = 35% or 15,795 s.f.
Floor Area Ratio = .35

~~Parcel 2~~

- ~~A. Net Area: 32,505 square feet or 0.75 acres~~
- ~~B. Maximum Building Coverage: 9,752 square feet or 30 percent~~
- ~~C. Maximum Gross Floor Area: 11,377 square feet~~
- ~~D. Floor Area Ratio: 35 percent~~
- ~~E. Maximum Number of Commercial Buildings: One (1)~~
- ~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.~~
- ~~G. Setbacks: Per Drawing, otherwise per zoning~~
- ~~H. Access Points: See Drawing~~
- ~~I. Permitted Uses: See General Provision #8~~

Parcel 2

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

~~Parcel 3~~

- ~~A. Net Area: 49,634 square feet of 1.14 acres~~
- ~~B. Maximum Building Coverage: 14,890 square feet or 30 percent~~
- ~~C. Maximum Gross Floor Area: 17,372 square feet~~
- ~~D. Floor Area Ratio: 35 percent~~
- ~~E. Maximum Number of Commercial Buildings: One (1)~~
- ~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.~~
- ~~G. Setbacks: Per Drawing, otherwise per zoning~~
- ~~H. Access Points: See Drawing~~
- ~~I. Permitted Uses: See General Provision #18~~

Parcel 3

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

~~Parcel 4~~

- ~~A. Net Area: 61,427 square feet of 1.41 acres~~
- ~~B. Maximum Building Coverage: 18,428 square feet or 30 percent~~
- ~~C. Maximum Gross Floor Area: 21,499 square feet~~
- ~~D. Floor Area Ratio: 35 percent~~
- ~~E. Maximum Number of Commercial Buildings: Four (4)~~
- ~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.~~
- ~~G. Setbacks: Per Drawing, otherwise per zoning~~
- ~~H. Access Points: See Drawing~~
- ~~I. Permitted Uses: See General Provision #18~~

Parcel 4

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

~~Parcel 5~~
~~Eliminated by PUD PUD2021~~

Parcel 5

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

~~Parcel 6~~
~~Eliminated by PUD PUD2022-00004 (PUD 95)~~

Parcel 6

Gross Area = 0.76 Ac. or 33,296 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.

Floor Area Ratio = .35

~~Parcel 7~~
~~Eliminated by PUD PUD2022-00004 (PUD 95)~~
Parcel 7
Gross Area = 0.77 Ac. or 33,373 s.f.
Maximum Height = 35 feet
Max. Building Coverage = 30% or 9,989 s.f.
Max. Gross Floor Area = 35% or 11,654 s.f.
Floor Area Ratio = .35

~~Parcel 8~~
~~Eliminated by CUP Amendment CUP2018-01~~
Parcel 8
Gross Area = 6.47 Ac. or 281,644 s.f.
Maximum Height = 50 feet, except for the north 185 feet,
which the maximum height is limited to 35 feet.
Max. Building Coverage = 40% or 112,657 s.f.
Max. Gross Floor Area = 45% or 126,740 s.f.
Floor Area Ratio = .45

~~Parcel 9~~
~~A. Net Area: 307,399 square feet of 7.06 acres~~
~~B. Maximum Building Coverage: 98,368 square feet or 32 percent~~
~~C. Maximum Gross Floor Area: 107,590 square feet~~
~~D. Floor Area Ratio: 35 percent~~
~~E. Maximum Number of Commercial Buildings: Twenty (20)~~
~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 45 feet.~~
~~G. Setbacks: Per Drawing, otherwise per zoning~~
~~H. Access Points: See Drawing~~
~~I. Permitted Uses: See General Provision #18~~

Reserve A = 1.28 acres or 55,903 square feet
Reserve B = 0.81 acres or 35,367 square feet
The location and size of the reserves shall be determined at the time of final platting; however, the location and size of the reserves shall generally be the same as indicated on the CUP unless modified by a CUP adjustment or amendment. The reserve uses shall be per the final plat.

~~Parcel 10~~
~~Eliminated by CUP Amendment CUP2018-01~~

~~Parcels 11, 12, 13, 14, 15, 16, 17, 18, and 19~~
~~Eliminated by PUD PUD222-00004 (PUD 95)~~

~~Parcel 20~~
~~A. Net Area: 9,237 square feet of 0.21 acres~~
~~B. Maximum Building Coverage: 2,771 square feet or 30 percent~~
~~C. Maximum Gross Floor Area: 3,233 square feet~~
~~D. Floor Area Ratio: 35 percent~~
~~E. Maximum Number of Commercial Buildings: One (1)~~

~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.~~

~~G. Setbacks: Per Drawing, otherwise per zoning~~

~~H. Access Points: See Drawing~~

~~I. Permitted Uses: See General Provision #18~~

~~Parcel 21~~

~~A. Net Area: 24,731 square feet of 0.57 acres~~

~~B. Maximum Building Coverage: 7,419 square feet or 30 percent~~

~~C. Maximum Gross Floor Area: 8,656 square feet~~

~~D. Floor Area Ratio: 35 percent~~

~~E. Maximum Number of Commercial Buildings: One (1)~~

~~F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.~~

~~G. Setbacks: Per Drawing, otherwise per zoning~~

~~H. Access Points: See Drawing~~

~~I. Permitted Uses: See General Provision #18~~

~~3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.~~

3. Land Uses:

The following uses are permitted for Parcels within the C.U.P.:

A. Parcels 1, 2, 3, 4, 5, 6, & 7 shall allow all permitted uses within the "LC" Limited Commercial Zoning District; with the following EXCEPTIONS; Parcels shall not allow:
Single-Family; Duplex; Multi-Family; Accessory Apartment; Group Home; Group Residence, Limited and General; Cemetery; Correctional Placement Residence, Limited and General; Golf Course; Recycling Collection Station, Private and Public; Reverse Vending Machine; Safety Service; Utility, Major or Minor; Construction Sales and Service; Farmer's Market in the City; Hotel or Motel; Marine Facility, Recreational; Monument Sales; Nightclub in the City, primary use; Nurseries and Garden Centers; Parking Area, Commercial; Pawn Shop; Secondhand Store; Teen Club in the City; Vehicle Repair, Limited; Wireless Communication Facility; Asphalt or Concrete Plant, Limited; Agricultural Sales and Service.

B. Parcel 8 shall allow the following permitted uses:
   a. Single-Family; Duplex; Multi-Family (see further conditions within); Assisted Living; Group Residence, Limited and General; Church or Place of Worship; Nursing Facility; Bed and Breakfast Inn; Short-Term Rental (defined as the practice of renting out a furnished room, suite, home, apartment or dwelling unit for a short-term stay); Marine Facility, Recreational; Office, General; Warehouse, Self-Service Storage; Vehicle Storage Yard

C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

D. Nightclub in the City, ancillary use and Entertainment Establishment in the City and Event Center in the City is permitted within Parcels 2, 3, 4, 5, 6, & 7 subject to the following conditions:
   a. No single business shall have a capacity exceeding 300 persons.
   b. ~~Entertainment Establishment in the City~~ Nightclub in the City shall be ancillary to the principal use.
   c. Outdoor Entertainment shall be prohibited.
   d. Hours of operation shall adhere to the recitals of City Code Sec. 3.30.070.

E. If Parcel 8 develops as Multi-Family, said multi-family shall have a density not exceeding 17.4 Dwelling Units per Acre and shall be prohibited on the north 185 feet of Parcel 8.

F. If Parcel 8 develops as a Vehicle Storage Yard, said Vehicle Storage Yard shall be prohibited on the north 185 feet of Parcel 8.

G. Except within Parcel 8, no overhead doors shall be allowed within 200 feet of residential uses. At

anytime, overhead doors shall not be facing residential zoning areas unless proper screening is in place.

H. The supplemental use regulations of Section III-D.6.y of the Wichita-Sedgwick County Unified Zoning Code shall not apply.

I. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.

J. Compatibility Standards in Article IV, Section C of the Wichita-Sedgwick County Unified Zoning Code shall apply to all Parcels. The west line of Reserve A shall be considered the zoning parcel boundary for Compatibility Standards.

~~4. Setbacks are as indicated on the CUP drawing or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.~~

4. Architectural Controls: All buildings within the Parcels 1, 2, 3, 4, 5, 6, and 7 shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be used as the predominant exterior building material on any facade. All buildings within Parcel 8 shall share a compatible architectural character, color, and similar predominate exterior building material, as determined by the Planning Department.

~~5. A Drainage Plan shall be submitted to the City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.~~

5. Landscaping for this site shall be required as follows:

A. Landscaped street yards, buffers, and parking lot landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

D. Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P. after the determination by the Planning Department.

E. Landscape buffers may be waived along the west line of Parcel 8 where adjacent to the Arkansas River.

~~6. Guarantees for specific street improvements for Meridian shall be further reviewed and determined at the time of platting.~~

6. Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.

B. Parcels 1, 2, 3, 4, 5, 6, and 7 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.

C. Parcel 8 shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Planning Department.

D. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.

E. Floodlighting is not permissible, except in back-of-house or building service areas. Floodlighting shall not exceed 12 feet in height and when adjoining residential land use are required to have full cutoffs to limit light trespass onto adjoining parcels.

F. Light poles including above-ground base shall be limited to 25 feet tall, except 15 feet tall when within 200 feet of residential zoning with residential use.

G. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

~~7. Signs shall be in accordance with he Sign Code of the City of Wichita with the following conditions:~~

~~A. Each parcel is permitted the following number of signs along the arterial frontage with the following area restrictions:~~

~~Parcel 1: One sign with a maximum of 125 square foot of signage on Meridian.~~
~~Parcel 2: One sign with a maximum of 125 square foot of signage on Meridian.~~
~~Parcel 3: One sign with a maximum of 125 square foot of signage on Meridian.~~
~~Parcel 4: Two signs with a maximum total of 150 square feet of signage along the proposed internal street.~~
~~Parcel 8: N/A~~
~~Parcel 9: One sign with a maximum of 75 square feet of signage along the 42nd Street frontage, and~~
~~one sign with a maximum of 75 square feet of signage along the proposed internal street.~~
~~Parcel 10: N/A~~

~~B. One development sign with a maximum of 200 square feet of signage within a platted reserve at the major opening to Meridian.~~

~~C. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement, are not permitted.~~

~~D. Portable and off site signs are not permitted.~~

~~E. Window display signs are limited to 25% of the window area.~~

~~F. No building signs shall be allowed on any elevation of any buildings facing residential uses, unless separated by a public street.~~

~~G. All freestanding signs must be monument type and shall have a maximum height of 16 feet for Parcels 4 through 20, and 20 feet for Parcels 1 through 3 and Parcel 21. The base for the signs allowed for Parcels 1 through 3 and Parcel 21 shall be constructed with a uniform style and color.~~

~~H. As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.~~

7. Screening for this site shall be required as follows:

A. Unless otherwise noted screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.

B. Screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall may be constructed along the western property lines of Parcels 2, 3, 4, 5, 6, and 7, and along the northern property line of Parcel 7 where adjacent to residential uses. Alternatively, a screening wall along said property lines may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide an opaque living wall.

C. For all uses more intensive than duplexes on Parcel 8, screening requirements consisting of a six (6) to eight (8) foot high concrete/masonry wall shall be constructed along the perimeter of the parcel where adjacent to residential uses. Furthermore, screening shall be waived along the west property line where adjacent to the Arkansas River and along that portion of the east property line where adjacent to the existing non-residential use located on Lot 1, Block 1, Fire Station 13 Addition. Alternatively, a screening wall along said property lines may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide a living wall. Screening along the south property line of Parcel 8 may alternatively be provided through a combinations of landscaping, berms and wood fencing which meet the solid-screening requirements of the Wichita-Sedgwick County Unified Zoning Code. In the event Parcel 8 develops with self-storage warehouse uses, the north, east, and south walls of the perimeter storage buildings may be used as part of the screening

requirement, excluding the openings between said buildings.

D. Any solid wall shall be constructed of a pattern and color that is consistent with the building walls.
E. Solid screening shall be provided for all parking lots and loading docks within 200 feet of residential uses in order to screen these areas from residential zoning districts.
F. Rooftop mechanical equipment shall be screened from ground-level view per Wichita-Sedgwick County Unified Zoning Code.
G. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with fencing and/or landscaping.

~~8. Access Controls shall be determined at the time of platting.~~

8. Setbacks are as shown hereon; 35 feet along North Meridian Avenue as well as 42nd Street, if not shown they shall be as specified in Wichita-Sedgwick County Unified Zoning Code for the corresponding base zoning district property development standards or as specified below. If contiguous Parcels are developed under the same ownership, setbacks between such Parcels will not be required.

~~9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.~~

9. Parking: All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.

~~10. Each parcel shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles, lamps and etc.). The height of all light poles, including pole base and fixtures, is limited to 24 feet in height for the balance of the property and all other parcels. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.~~

10. Utilities: No occupancy permits shall be issued for any development without services by municipal water and sewer services. All proposed new utilities shall be installed underground; unless it is prohibitive due to groundwater depth.

~~11. Utilities shall be installed underground on all parcels.~~

11. Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

~~12. Landscaping for this site shall be required as follows:~~

~~A. Development of all parcels within the CUP shall comply with the Landscape Ordinance of the City of Wichita, with developments within each parcel sharing a similar landscape palette.~~
~~B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to the issuance of a building permit.~~
~~C. A financial guarantee for the plant material approved on the landscape plan for that portion of the CUP being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.~~
~~D. Landscape buffers may be waived along the west line of Parcel 9 where adjacent to the Arkansas River.~~

12. Final determination of minimum pad elevations (at least 2 feet higher than the 100-year flood elevation), street right(s)-of-way, easements, and pavement widths on public-private streets shall be resolved at the time of platting. Drainage requirements and improvements shall be determined at the time of platting. If necessary, the CUP development plan shall be adjusted or amended to reflect final drainage requirements.

~~13. Screening:~~

~~A. Unless otherwise noted screening shall be in accordance with the Wichita Sedgwick County Unified Zoning Code, Section IV and Section III C 2.b. A six (6) to eight (8) foot high concrete/masonry wall may be constructed along the northern and western property lines of Parcels~~

~~4, 9, 20 and 21 where adjacent to residential uses. Alternatively, screening along the northern and western property lines of Parcels 4, 9, 20 and 21 where adjacent with residential use may be substituted with an intense landscape buffer consisting of a mix of evergreen trees on top of a berm, shrubs, and deciduous trees, such that screening would provide a living wall. Screening along the east property line of Parcel 9, the south property line of Parcel 4 and the west property line of Parcel 1 shall be waived due to the existing non-residential use located on Lot 1, Fire Station 13 Addition. Screening shall be waived along the west line of Parcel 9 where adjacent to the Arkansas River. Screening along the south property lines of Parcel 9 may be provided by through a combination of landscaping, berms and wood fencing which meet the solid screening requirements of the UZC. In the event Parcel 9 develops with self storage warehouse uses, the south and east elevations of the perimeter storage buildings within Parcel 9 may be used as part of the screening requirement.~~

~~B. Any solid wall shall be constructed of a pattern and color that is consistent with the building walls.~~

~~C. Solid screening shall be provided for all outdoor work and storage areas, parking lots and loading docks within 200 feet of residential uses in order to screen these areas from residential zoning districts.~~

13. Signs are permitted under the Sign Code of the City of Wichita for LC Limited Commercial Zoning District, and amendments thereto. Additionally, the following conditions apply:

A. Flashing signs, rotating or moving signs, signs with moving lights, signs which create an illusion of movement are not permitted; provided, however, electronic message signs are allowed.

B. Portable, billboards, and off-site signs are prohibited.

C. Window display signs are limited to 25% of the window area.

D. Building signage are permitted within the CUP. Building signage shall be limited to 20% of the wall area and shall not exceed 400 square feet.

E. No building signs shall be allowed on any elevation on the rear of any buildings facing residential uses, unless separated by a public street.

~~14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.~~

14. Transportation improvements and Parcel access shall be provided as follows:

A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.

B. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.

C. An overall site circulation plan shall be submitted for review and approval by the Planning Department, in concurrence with the Zoning Administrator, Fire Chief/Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.

D. A plan for a pedestrian walk system shall be a requirement of the C.U.P. The walk system shall link proposed buildings with the entrances and sidewalks to Meridian Avenue and shall be assured by required submission and approval of circulation plans by the Planning Department prior to issuing building permits.

E. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or their designated representative shall review an approve the location and design of all fire lanes. Fire hydrant installation and paved access to all buildings sites shall be provided for each phase of construction prior to the issuance of building permits.

~~15. Trash receptacles and ground level mechanical equipment shall be screened from ground level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.~~

15. Title: The transfer of the title on all or any portion of the land included in 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 and amended. However, the Planning Department, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

~~16. All buildings within each Parcel in the CUP shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be used as the predominant exterior building material on any façade.~~

16. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Planning Department, shall constitute a violation of the building permit authorizing construction of the proposed development.

~~17. Fire lands shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.~~

17. Any major changes within this Community Unit Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

~~18. The balance of the Parcels shall be limited to those uses permitted by right in the LC Limited Commercial District.~~

~~Parcel 9 shall be limited to those uses permitted by right in the OW Office Warehouse District and the LC Limited Commercial District where designated. By approval of CUP2018-01, the supplemental use regulations of Section III-D.6.y and Section III-D.6.bb for self-storage warehouse and construction sales and service, respectively, shall not apply.~~

~~All other uses listed as Conditional Uses in these districts shall only be permitted by separate CUP amendment approval. No parcels shall allow the use of pawn shop, secondhand store, quick cash establishments, adult entertainment establishments, group residential, correctional placement residences, private clubs, taverns, and drinking establishments, nightclubs, or sexually oriented businesses. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Except within Parcel 9, no overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the CUP are prohibited.~~

~~19. Cross-lot circulation agreements shall be required at the time of platting to ensure internal vehicular movement between parcels within the CUP.~~

~~20. Amendments, adjustments or interpretations to this CUP shall be done in accordance with the Unified Zoning Code.~~

~~21. The Transfer of Title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.~~

~~22. The development of this property shall proceed in accordance with the development plan as~~

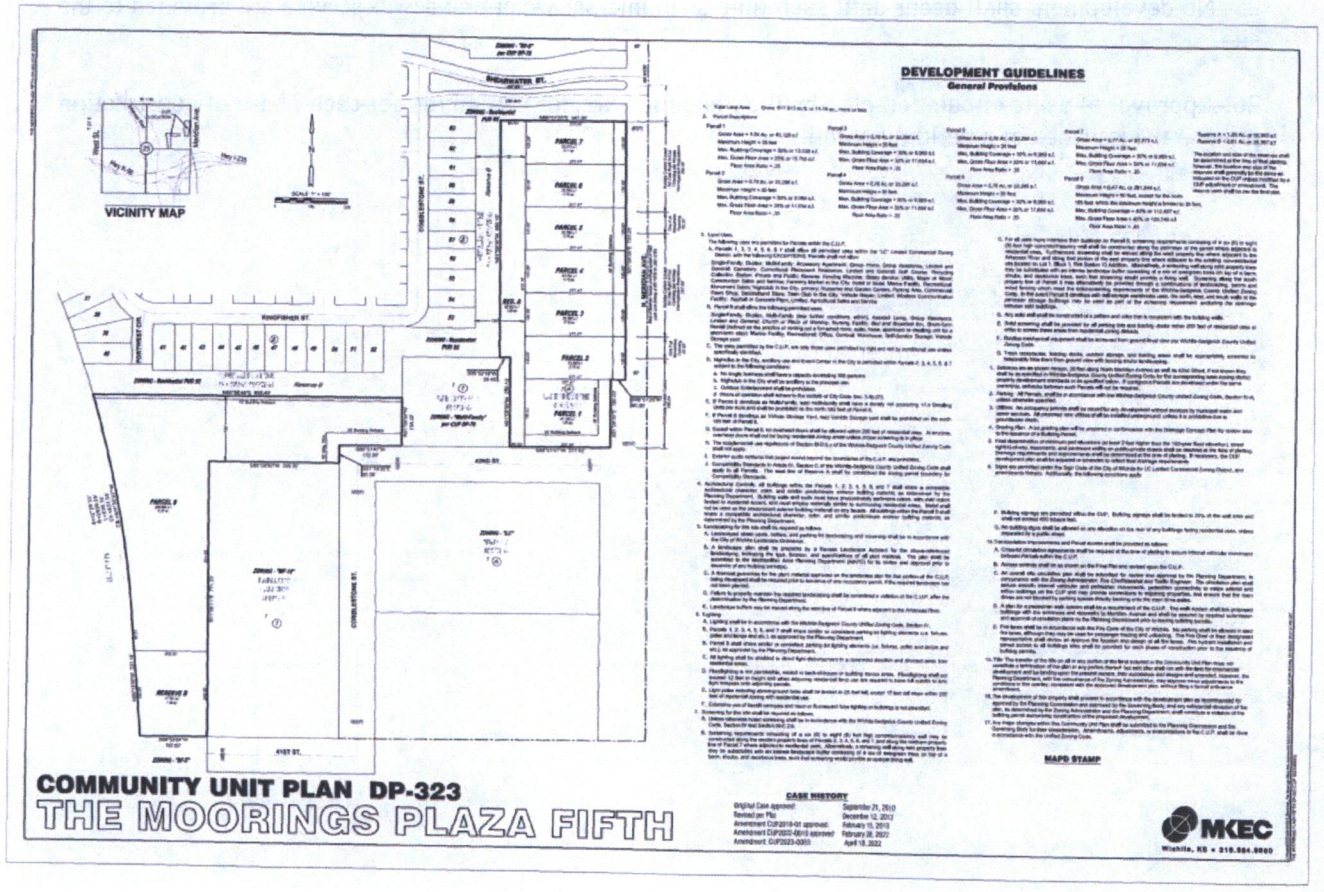
~~recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.~~

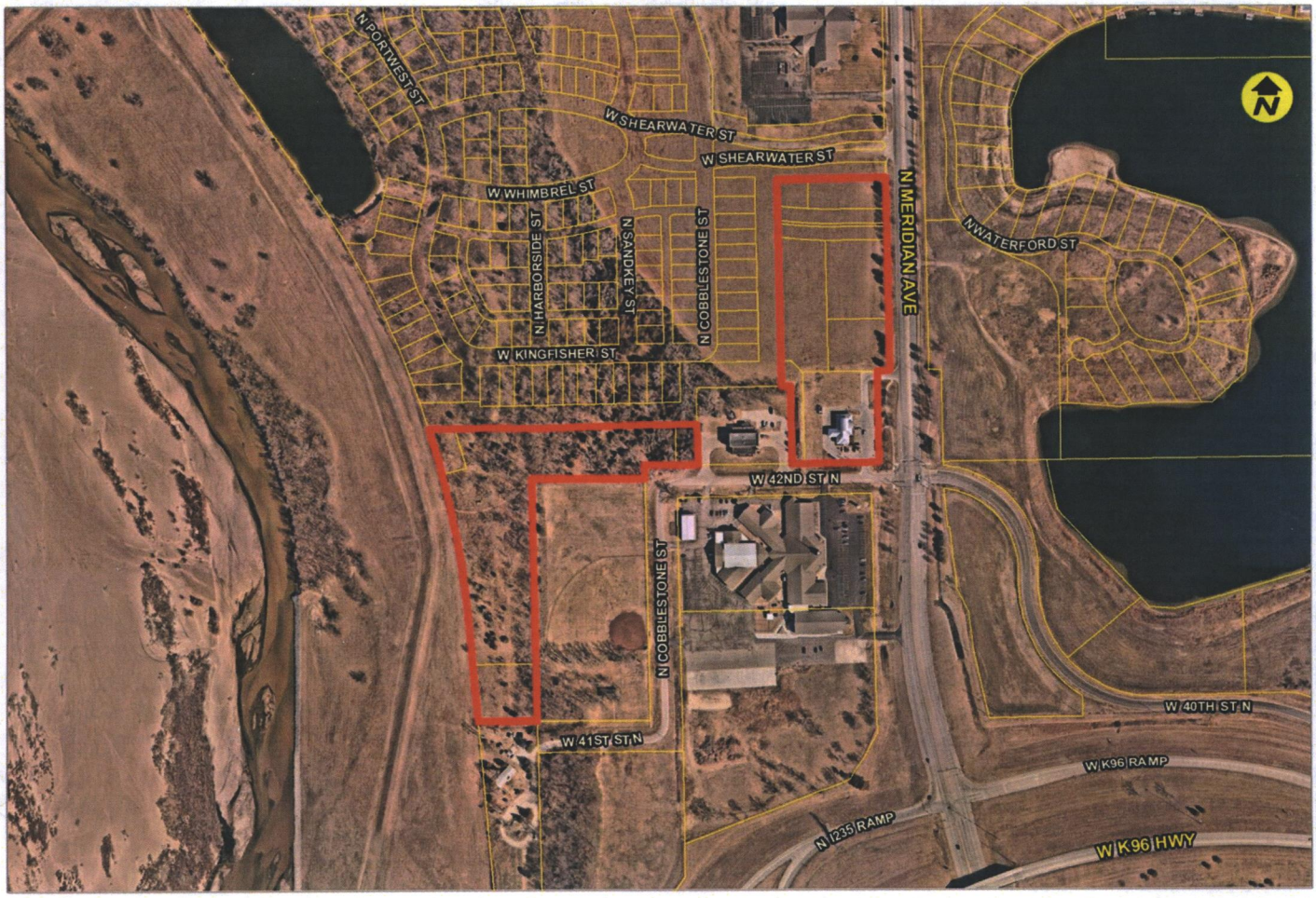
~~23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.~~

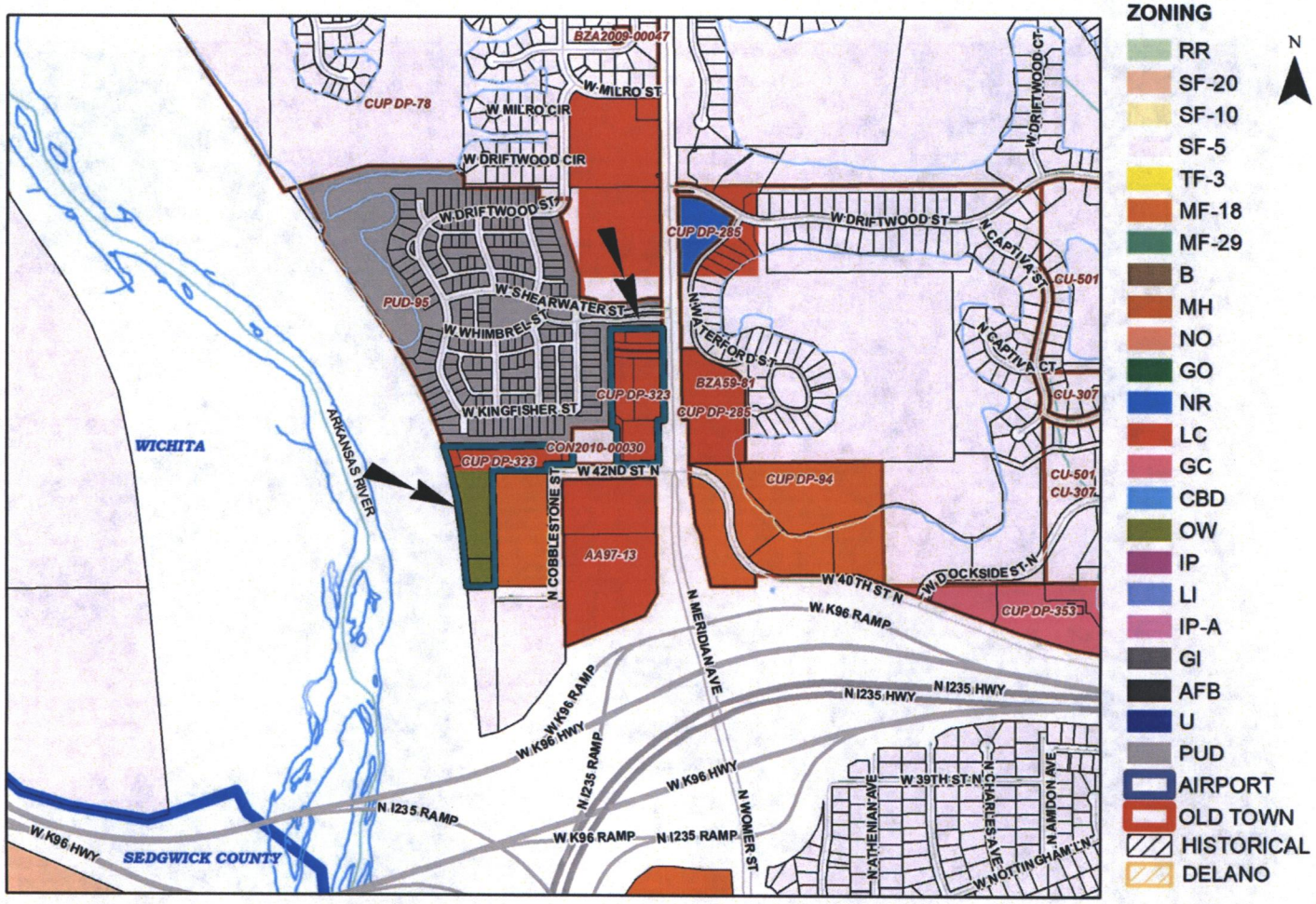
~~24. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian with the proposed buildings within the subject property.~~

~~25. No development shall occur until such time as municipal water and sewer service are provided to the site.~~

~~26. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.~~


VICINITY MAP
DEVELOPMENT GUIDELINES
General Provisions
COMMUNITY UNIT PLAN DP-323
THE MOORINGS PLAZA FIFTH
CASE HISTORY
MAPD STAMP
MKEC


N PORTWEST ST
W SHEARWATER ST
W SHEARWATER ST
W WHIMBREL ST
N HARBORSIDE ST
N SANDKEY ST
N COBBLESTONE ST
N MERIDIAN AVE
N WATERFORD ST
W KINGFISHER ST
W 42ND ST N
N COBBLESTONE ST
W 40TH ST N
W 41ST ST N
W K96 RAMP
N I235 RAMP
W K96 HWY


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
BZA2009-00047
CUP DP-78
W MILRO ST
W MILRO CIR
W DRIFTWOOD CIR
W DRIFTWOOD ST
W DRIFTWOOD CT
CUP DP-285
N CAPTIVA ST
CU-501
PUD-95
W SHEARWATER ST
W WHIMBREL ST
N WATERFORD ST
BZA59-81
N CAPTIVA CT
CU-307
CUP DP-323
W KINGFISHER ST
CON2010-00030
WICHITA
ARKANSAS RIVER
W 42ND ST N
CUP DP-94
N COBBLESTONE ST
AA97-13
W DOCKSIDE ST N
W 40TH ST N
CUP DP-353
N MERIDIAN AVE
W K96 RAMP
N I235 HWY
W K96 HWY
N I235 RAMP
W 39TH ST N
N CHARLES AVE
N AMIDON AVE
N ATHENIAN AVE
W NOTTINGHAM LN
N WOMER ST
SEDGWICK COUNTY

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

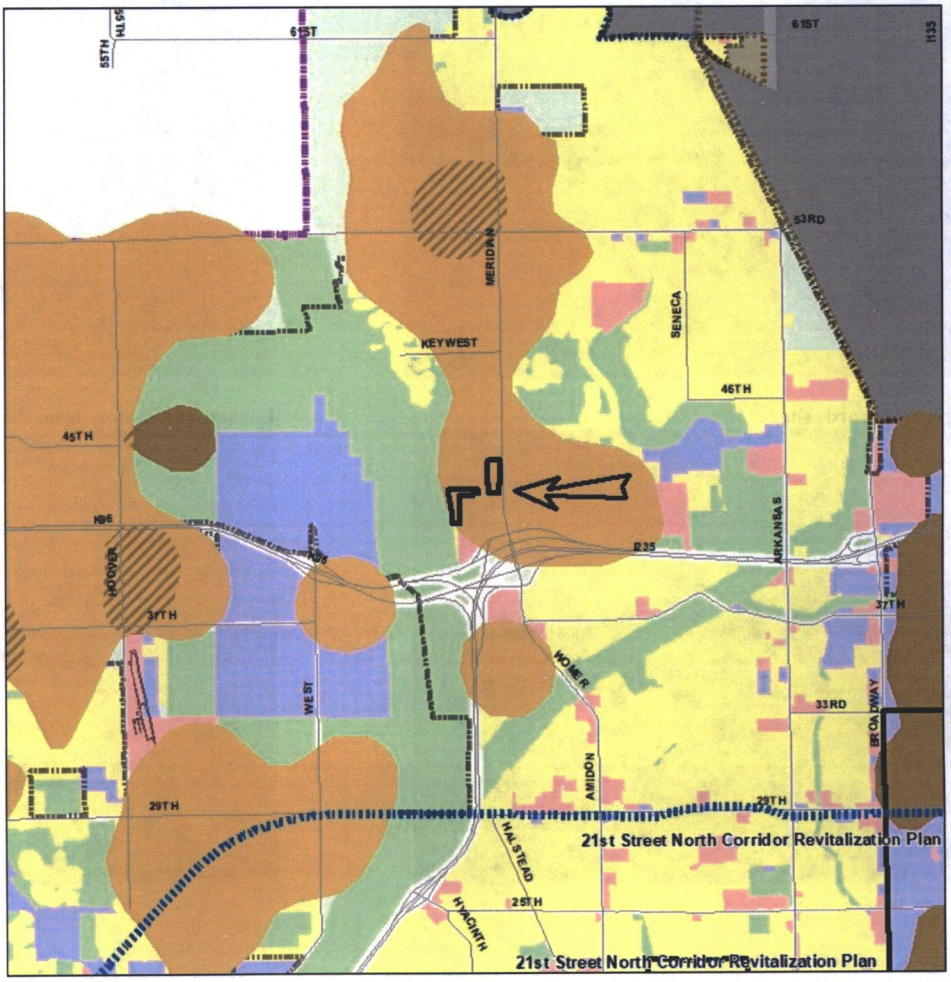
Statistical Development Areas

- 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



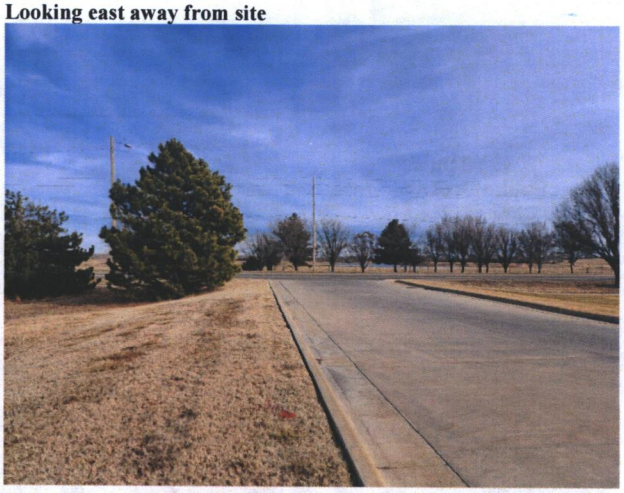
21st Street North Corridor Revitalization Plan

C
M

Looking north towards site



Looking east away from site



Looking west towards site



Looking south away from site

