

GENERAL PROVISIONS

TOTAL AREA = 43.7 ACRES
TOTAL NET AREA = 40.5 ACRES (EXCLUDING PUBLIC STREET RIGHT OF WAY);
NOTE: ORIGINAL RESIDENTIAL C.U.P. (DP-146) HAD GROSS ACRES OF 48.3 INCLUDING PUBLIC STREET R.O.W. (13TH STREET NORTH AND ROCK ROAD). THE FAIRFIELD RESIDENTIAL C.U.P. AMENDMENT WILL CONTAIN 43.7 ACRES, EXCLUDING 13TH STREET AND ROCK ROAD R.O.W.

THIS DEVELOPMENT IS PROPOSED TO CONTAIN GARDEN APARTMENTS WITH ASSOCIATED COMMUNITY FACILITIES, TOWNHOUSES, PATIO HOMES, ZERO LOT LINE, SINGLE FAMILY, CHURCH/HOSPITAL AND OFFICES (INCLUDING MEDICAL AND DENTAL CLINICS).

THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 16.5 DWELLING UNITS PER ACRE OR A TOTAL OF 674 DWELLING UNITS.

GENERAL PROVISIONS

1. ACCESS CONTROL: (EXCLUDING PUBLIC STREET INTERSECTIONS) ACCESS TO 13TH STREET SHALL BE LIMITED TO ONE OPENING TO PARCEL ONE (1). ACCESS TO ROCK ROAD SHALL BE LIMITED TO TWO (2) OPENINGS, ONE OPENING TO PARCEL NUMBER 3 AND ONE OPENING (PUBLIC STREET) TO PARCEL NUMBER 5.

THE ENTRANCE TO PARCEL FOUR FROM ROCK ROAD SHALL BE CONSTRUCTED TO APARTMENT ENTRANCE STANDARDS WITH A DECEL. LANE IF PARCEL IS DEVELOPED AS APARTMENTS. THE MAJOR ENTRANCE AND DECEL. LANE IF NECESSARY WILL BE A REQUIREMENT AT THE TIME A MAJOR BUILDING PERMIT IS ISSUED.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE CONCEPT ON FILE WITH THE ENGINEERING DIVISION OF THE CITY OF WICHITA.

4. BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS SHOWN ON THE PLAN FOR PARCELS 3 AND 4, AND IN THE CHART BELOW FOR PARCELS 1, 2, AND 5. IF PARCEL 5 IS DEVELOPED WITH OFFICE USES, SETBACK SHALL BE 35' ON BROADMOOR AND 13TH STREET.

5. SIGN REGULATIONS: IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 24.6 OF THE CODE OF THE CITY OF WICHITA, WITH THE FOLLOWING EXCEPTIONS: NO PORTABLE SIGNS SHALL BE ALLOWED ON ANY PARCEL. SIGNS MAY BE SPACED 75 FEET APART ALONG 13TH STREET WITHIN PARCEL 1, PER ADMINISTRATIVE ADJUSTMENT DATED FEBRUARY 24, 2015, AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALL SIGNS SHALL BE PERMITTED AND INSTALLED WITHIN ONE YEAR.
2. THE ADMINISTRATIVE ADJUSTMENT APPLIES ONLY TO THE TWO SIGNS LOCATED AT THE MAJOR ENTRANCE OF PARCEL 1, DP-146.

A PORTION OF THE GROUND IDENTIFICATION SIGN FOR PARCEL 4 MAY INCLUDE AN ELECTRONIC MESSAGE CAPABILITY, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE ELECTRONIC MESSAGE AREA SHALL BE NO LARGER THAN 80 SQUARE FEET WITH INTERNALLY ILLUMINATED LIGHT ONLY. THE SIGN SHALL BE CAPABLE OF RESTRICTING THE BRIGHTNESS FROM DARK TO DAWN AND SHALL BE RESTRICTED TO NO MORE THAN 10% OF THE MAXIMUM BRIGHTNESS/LIGHT INTENSITY CAPABILITY OF THE SIGN DURING THE PERIOD FROM DARK TO DAWN. THE SIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH RESPECT TO TOTAL SIZE, HEIGHT, LOCATION, AND MATERIALS WITH THE CONDITIONS OF 22A-24-1.

2. NO ANIMATED, FLASHING OR MOVING IMAGES OR TEXT, OR BANNER OR TEXT THAT CREATES THE ILLUSION OF MOVEMENT SHALL BE DISPLAYED ON THE SIGN. GRAPHIC CHANGES WILL BE RESTRICTED TO ONE CHANGE PER SECOND OR FLOWER.
3. PORTABLE SIGNAGE, OFF-SITE SIGNAGE AND BILLBOARDS SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY EXCEPT SMALL DIRECTIONAL SIGNS ALLOWED IN ALL DISTRICTS.

4. THIS SHALL BE THE ONLY GROUND SIGN PERMITTED ON PARCEL 4.

5. IF THE ZONING ADMINISTRATOR FINDS THAT THERE IS A VIOLATION OF ANY OF THE CONDITIONS OF THE ZONING ADJUSTMENT TO THE C.U.P., THE ZONING ADMINISTRATOR, IN ADDITION TO ENFORCING THE OTHER REMEDIES SET FORTH IN THE ZONING ADJUSTMENT, MAY, WITH THE CONSENT OF THE PLANNING DIRECTOR, DECLARE THAT THE ZONING ADJUSTMENT TO THE C.U.P. IS NULL AND VOID AND SHALL BE STRUCK FROM THE C.U.P. DOCUMENT.

6. A. SCREENING AND LANDSCAPING: A SOLID OR SEMI-SOLID WALL AT LEAST SIX (6) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE NORTH LINE OF PARCEL NUMBER 3, THE EAST LINE OF PARCEL NUMBER 2 AND THE EAST LINE OF PARCEL 4 IF DEVELOPED AS APARTMENTS. SAID WALL MAY BE REDUCED TO THREE (3) FEET IN HEIGHT AT THE SETBACK LINE ADJACENT TO PUBLIC STREETS.

B. IN THE EVENT THE CHURCH USE IN PARCEL NUMBER 1 IS NOT EXECUTED, AND THE PERMITTED TOWNHOUSE USE IS THEREBY USED, THE 10' LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE SHALL INCLUDE A WALL AS DESCRIBED IN 6.A ABOVE.

C. A PLANTING STRIP, CONSISTING OF TREES, GRASS, AND LOW SHRUBBERY, NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE INSTALLED AS INDICATED ON THE PLAN. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

7. A. SCREENING AND LANDSCAPING: A SOLID OR SEMI-SOLID WALL AT LEAST SIX (6) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE NORTH LINE OF PARCEL NUMBER 3, THE EAST LINE OF PARCEL NUMBER 2 AND THE EAST LINE OF PARCEL 4 IF DEVELOPED AS APARTMENTS. SAID WALL MAY BE REDUCED TO THREE (3) FEET IN HEIGHT AT THE SETBACK LINE ADJACENT TO PUBLIC STREETS.

B. IN THE EVENT THE CHURCH USE IN PARCEL NUMBER 1 IS NOT EXECUTED, AND THE PERMITTED TOWNHOUSE USE IS THEREBY USED, THE 10' LANDSCAPE BUFFER ON THE NORTH PROPERTY LINE SHALL INCLUDE A WALL AS DESCRIBED IN 6.A ABOVE.

C. A PLANTING STRIP, CONSISTING OF TREES, GRASS, AND LOW SHRUBBERY, NOT LESS THAN TEN (10) FEET IN WIDTH SHALL BE INSTALLED AS INDICATED ON THE PLAN. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

D. A FINANCIAL GUARANTEE FOR THE 10' WALL MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE PLANT MATERIALS HAVE NOT BEEN PLANTED.

E. FAILURE TO PROPERLY MAINTAIN THE WALL, OR THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

F. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 22A-24-105 ET SEQ. OF THE CODE OF THE CITY OF WICHITA. BACK OUT PARKING SHALL BE PERMITTED FOR PARCEL NUMBER TWO SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 11. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT THE TIME OF PLANNING REVIEW AND APPROVAL OF EASEMENTS. THE PARKING REQUIREMENTS FOR THE 1.86 AC. ASSISTED LIVING FACILITY SHALL BE ALLOWED TO REDUCE THE REQUIREMENTS BY ONE PARKING SPACE.

PARCEL DESCRIPTIONS

PARCEL NUMBER 1
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWNHOUSES, AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA: 4.9 ACRES
DENSITY: 5.7
Z.U.L. - 5 DU/AC = 28 DWELLING UNITS
P.H. - 8 DU/AC = 39 DWELLING UNITS
T.H. - 10 DU/AC = 49 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7

PARCEL NUMBER 2

PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWNHOUSES, AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA: 6.4 ACRES
DENSITY: 5.7
Z.U.L. - 4 DU/AC = 27 DWELLING UNITS
P.H. - 6 DU/AC = 25 DWELLING UNITS
T.H. - 10 DU/AC = 34 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7

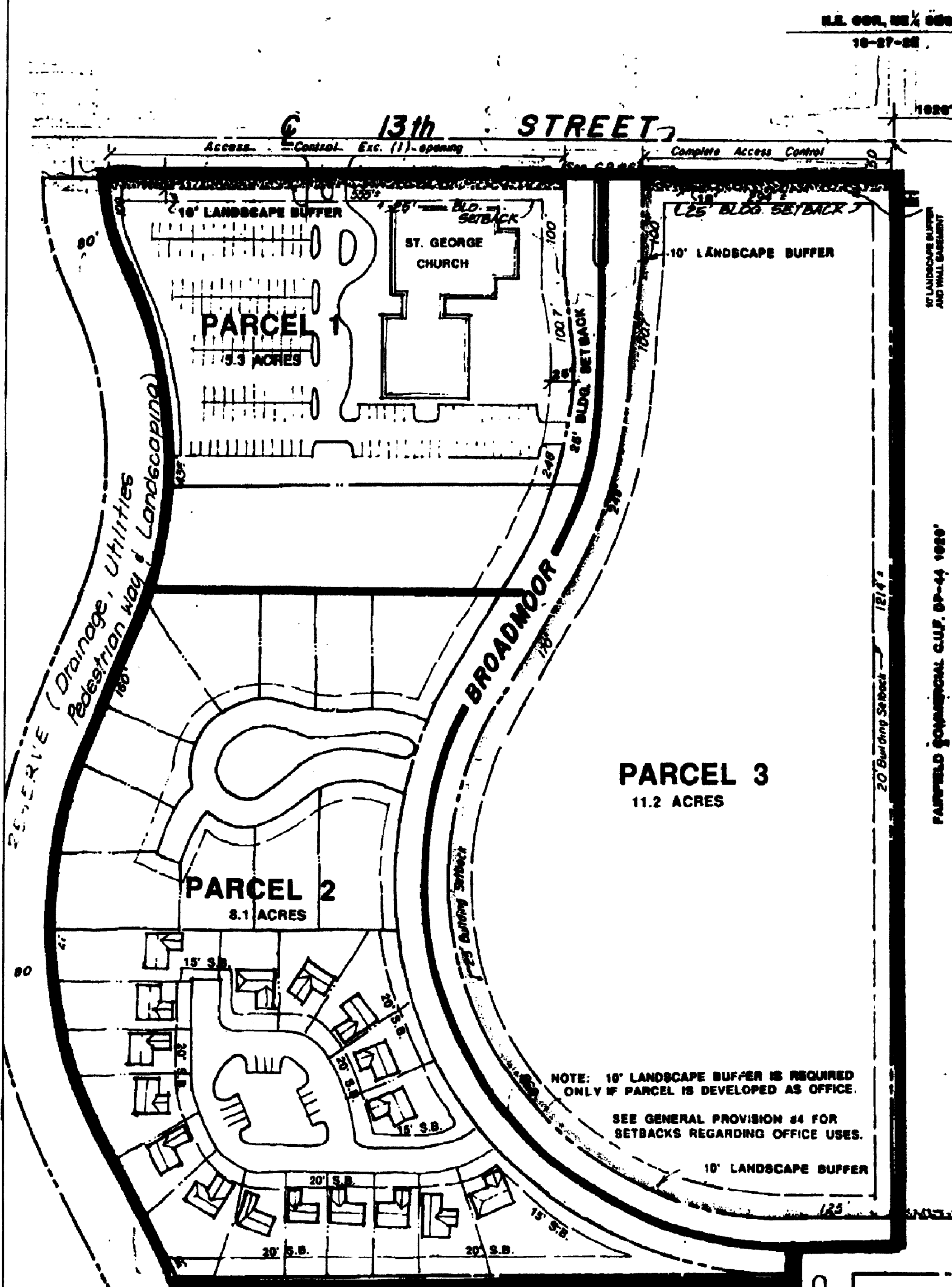
PARCEL NUMBER 3

PROPOSED USES: ASSISTED LIVING FACILITY, OFFICES, MEDICAL AND DENTAL CLINICS, GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES, CHURCHES AND ASSOCIATED FACILITIES.

NET AREA: 11.2 ACRES
DENSITY: GARDEN APARTMENTS - 18 DU/AC = 200 DWELLING UNITS
ASSISTED LIVING (1.86 AC.) - 37 DU/AC = 65 DWELLING UNITS
MAX. BLDG. COVERAGE: 24,121 S.F.

MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7
SIGNAGE: AN ELECTRONIC MESSAGE BOARD SIGN SHALL BE ALLOWED IN GO GENERAL OFFICE ZONING

OFFICE USES ONLY:
GROSS AREA: 11.2 AC. (487,721 S.F.)
MAXIMUM BLDG. COVERAGE: 97,554 S.F. (20%)
MAXIMUM GROSS FLOOR AREA: 131,400 S.F.
FLOOR AREA RATIO: 0.27
MAXIMUM BLDG. HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7
SETBACKS: 35' ON BROADMOOR AND 13TH STREET
MAXIMUM INDIVIDUAL BLDG. SIZES: 12,000 S.F. (1-STORY)
24,000 S.F. (2-STORY)



SETBACK CHART FOR PARCELS 1, 2 & 5 ONLY
Setbacks for Parcels 3 & 4 as illustrated on Plan

	FRONT YARD Dimension from R.O.W. Line					REAR YARD	SIDE YARD	SB Garage Face All Street R.O.V.
	50' R.O.V. 210'	32' R.O.V. 290'	50' R.O.V. 29' R.O.V.	Private Street From CL	Cal-de-sac 44' R.O.V. 50' (R.O.V.) 50'			
Single Family	20'	20'	20'	25'	25'	20'	20'	20'
Zero Lot Line	20'	20'	20'	25'	25'	20'	20'	20'
Patio Homes	20'	20'	20'	25'	32'	20'	20'	20'
Townhouses	20'	20'	20'	25'	32'	20'	20'	20'

FRONT, REAR AND SIDE YARD SETBACKS FROM ADJACENT STREETS SHALL NOT BE LESS THAN 20'

1. ON STREETS HAVING A 30' R.O.W. WITH 20' SB PAVEMENT, THERE SHALL ALSO BE PLATTED A 15' STREET, DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF R.O.W. LINE, WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TREE AND STREET TREES APPROVED BY CITY FORESTER. OFF-STREET PARKING BAYS SHALL BE PERMITTED WHERE APPROVED BY TRAFFIC ENGINEER AT TIME OF PLATTING.

2. SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES AND LOTS 3-4. 15, 4-10 BLOCK 1, PARCELS 2 & 5, THERE SHALL BE 12' SEPARATING ALL OTHER ELEMENTS OF THE DWELLING UNITS EXCEPT FOR THE GARAGE.

3. ON CORNER LOTS ON PRIVATE STREETS, THE SIDE YARD SETBACK CAN BE REDUCED FROM 35' TO 27' PROVIDED THAT THE GARAGE FACE SHALL BE SETBACK A MINIMUM OF 30' FROM BACK OF CURB.

PARCEL NUMBER 4

PROPOSED USES: GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES, CHURCH, HOSPITAL, AND OFFICE USES INCLUDING MEDICAL AND DENTAL CLINICS WITH ASSOCIATED PHYSICIANS, AND LABORATORIES.

NET AREA: 9.5 ACRES
DENSITY: GARDEN APARTMENTS - 30 DU/AC = 285 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: 17 SPACES FOR DWELLING UNIT FOR APARTMENTS ONLY. ALL OTHER USES SEE GENERAL PROVISION NO. 7.
SETBACKS: 35' ALONG POLO STREET AND ROCK ROAD FOR APARTMENT AND CHURCH USES. 35' ALONG THE SOUTH AND WEST PROPERTY LINES.

OFFICE USES ONLY:
GROSS AREA: 411,400 S.F.
MAXIMUM BUILDING COVERAGE: 100,000 S.F.
MAXIMUM GROSS FLOOR AREA: 100,000 S.F.
FLOOR AREA RATIO: 0.27
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7.
SETBACKS: 35' ALONG POLO STREET AND ROCK ROAD FOR OFFICE USES. 35' ALONG THE SOUTH AND WEST PROPERTY LINES.
MAXIMUM NUMBER OF BUILDINGS: 4
PARCEL NUMBER 5

PROPOSED USES: SINGLE FAMILY AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA: 9.6 ACRES
DENSITY: SINGLE FAMILY - 1.5 DU/AC = 14 DWELLING UNITS
MAXIMUM BUILDING HEIGHT: 35'
PARKING: SEE GENERAL PROVISION NO. 7

9. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH AREA TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN-SPACE AND PARKING AREAS.

FAILURE OF THE HOMEOWNERS ASSOCIATION TO PROPERLY MAINTAIN SAID AREAS AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, AND SHALL OWE THE CITY THE COST OF PROPERLY MAINTAIN THE AREAS AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.

THE ABOVE MENTIONED HOMEOWNERS ASSOCIATION APPLIES ONLY TO PARCEL NUMBER 5.

10. SIGN REGULATIONS FOR THE CHURCH AND ALL ASSOCIATED PORTIONS INCLUDING CORNERS, FRUITFUL, SPIRIT, CHURCH, SHALL BE IN ACCORDANCE WITH SECTION 22A-24-107 OF THE CODE OF THE CITY OF WICHITA.

11. IF PARCEL NO. 4 IS DEVELOPED WITH OFFICE USES, THERE SHALL BE SCREENING ALONG THE SOUTH AND WEST PROPERTY LINES AS PER SECTION 22A-24-108 SUB-SECTION (H) OF THE CODE OF THE CITY OF WICHITA.

12. SHOULD AN ALTERNATE LAND USE PERMITTED UNDER PARCEL DESCRIPTION BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

13. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BOUND UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND LESSEES AND THEIR LESSEES UNTIL ABANDONED.

14. PARCEL NO. 4 OFFICE USE ONLY

A. FIVE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIVE LINES ALTHOUGH THEY MAY BE USED FOR PARKING IN GARAGES AND UNLOADING, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIVE LINES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.

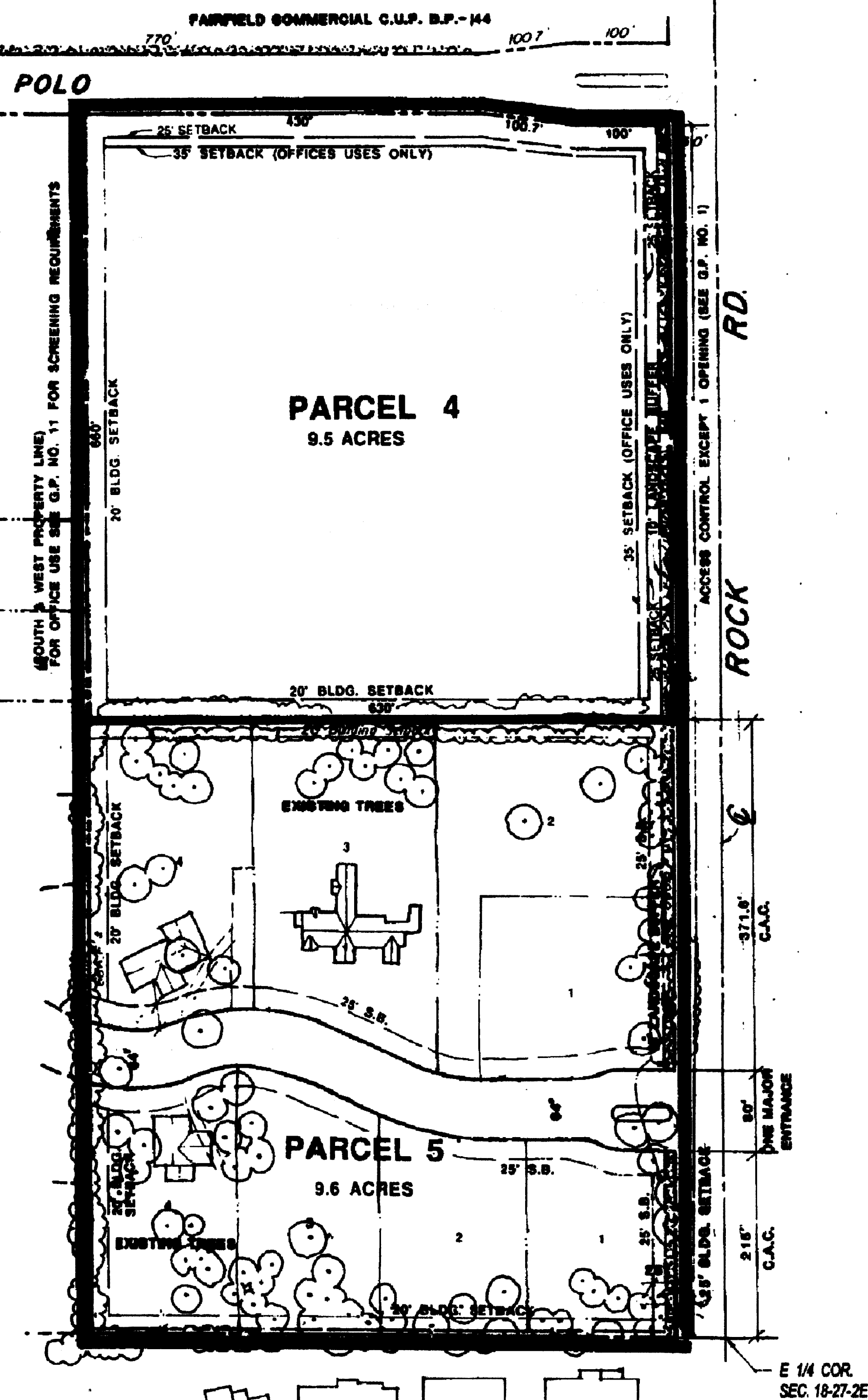
B. FIRE HYDRANT INSTALLATION AND PAVES ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

15. ON PARCEL NO. 4 CORNER SMALL ATTEMPT TO FIT DEVELOPMENT PLAN AROUND EXISTING OPENNESS THESE WOULD POSSIBLE.

16. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR OFFICE PURPOSES ON PARCEL NUMBER 4, THE DEVELOPER SHALL GUARANTEE BY PETITION THE CONSTRUCTION OF A LEFT-TURN LANE ON ROCK ROAD. SAID GUARANTEE SHALL BE HELD UNTIL SUCH TIME AS THE BUILDINGS ARE CONSTRUCTED AND A DETERMINATION IS MADE THAT APPROX 5% OF GENERAL AND MEDICAL OFFICE USES WILL GENERATE NO GREATER TRAFFIC VOLUME THAN WHAT WOULD BE GENERATED BY 247 APARTMENT UNITS ON THE SITE (1400 VEHICLE TRIPS PER DAY), USING TRAFFIC GENERATION RATES OF 12.5 TRIPS PER 1,000 SQUARE FEET OF GENERAL OFFICE USES AND 34 TRIPS PER 1,000 SQUARE FEET OF MEDICAL AND DENTAL OFFICE USES.

17. OFFICE BUILDINGS ON PARCEL 5 SHALL BE COMPATIBLE WITH ONE ANOTHER AS TO ARCHITECTURAL DESIGN AND EXTERIOR CONSTRUCTION MATERIALS. IF PARCEL 5 IS PLATTED INTO SEPARATE LOTS, THIS CONDITION SHALL APPLY TO ALL BUILDINGS IN E-AZ LOT, BUT NOT NECESSARILY TO BUILDINGS IN SEPARATE LOTS.

18. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR OFFICE PURPOSES ON PARCEL NUMBER 5, THE DEVELOPER SHALL GUARANTEE BY PETITION THE CONSTRUCTION OF A LEFT-TURN LANE ON ROCK ROAD. SAID GUARANTEE SHALL BE HELD UNTIL SUCH TIME AS THE BUILDINGS ARE CONSTRUCTED AND A DETERMINATION IS MADE THAT THE SPEEDING RATE OF GENERAL AND MEDICAL OFFICE USES WILL GENERATE NO GREATER TRAFFIC VOLUME THAN WHAT WOULD BE GENERATED BY 247 APARTMENT UNITS ON THE SITE (1700 VEHICLE TRIPS PER DAY), USING TRAFFIC GENERATION RATES OF 12.5 TRIPS PER 1,000 SQUARE FEET OF GENERAL OFFICE USES AND 34 TRIPS PER 1,000 SQUARE FEET OF MEDICAL AND DENTAL OFFICE USES.



AMENDMENT #1: JULY 13, 1987
AMENDMENT #2: MAR. 08, 1991
AMENDMENT #3: OCT. 21, 1992

ADM. ADJUSTMENT: DEC. 09, 2002
ADM. ADJUSTMENT: JAN. 26, 2007
ADM. ADJUSTMENT: FEBRUARY 28, 2016
ADM. ADJUSTMENT: AUGUST 1, 2018

Fairfield

Residential

C.U.P.

DP-146

APPROVED CUP

MAPC 09-24-92 Rlm

WCC 10-20-92 Rlm

MAPD copy 10/24

Scale 1" = 100'



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 25, 2014

Baughman Company, P.A.
Russ Ewy, Agent
314 Ellis
Wichita, KS 67211

RE: CUP2015-04 – City CUP Administrative Adjustment to DP-146 to Parcel 1 of the Fairfield Residential Community Unit Plan; generally located at the southwest corner of 13th Street North and Broadmoor Street.

Dear Applicants:

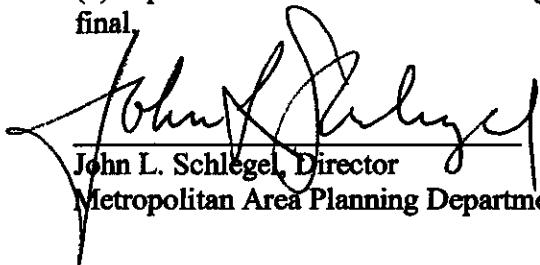
We received and reviewed your request for an Administrative Adjustment to DP-146, the Fairfield Residential Community Unit Plan ("CUP"). We understand that you wish to reduce the separation between signs from 150 feet to 75 feet to accommodate a new sign at the main entrance on Parcel 1.

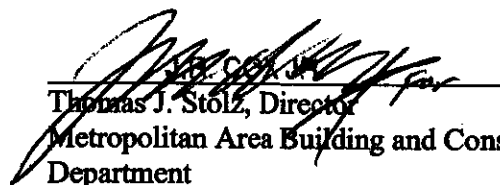
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the two signs located at the major entrance of Parcel 1, DP-146.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


John L. Schlegel, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District II

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www.wichita.gov

PLANT MATERIAL SCHEDULE

QTY.	COMMON NAME	ROOT	SIZE
SHRUBS			
29	LOWBOY PYRACANTHA	5-Gal	
38	CRIMSON PYGMY BARBERRY	2-Gal	
19	BLUE CHIP JUNIPER	5-Gal	
15	DENSIFORMIS YEW	5-Gal	
28	BOXWOOD	2-Gal	
13	DWARF PROCUMBENS	2-Gal	
17	PINK CARPET ROSE	2-Gal	
21	SEA GREEN JUNIPER	5-Gal	
4	MAIDEN GRASS	5-Gal	
16	CHINA HOLLY	5-Gal	
33	LIRIOPE	1-Gal	
31	ANTHONY WATERER SPIREA	2-Gal	
3	DWARF ALBERTA SPRUCE	5-Gal	
3	FOSTER HOLLY	7-Gal	
9	DWARF HAMELN GRASS	2-Gal	
3	GLOSSY ABELIA	5-Gal	
GROUND COVER			
5	HOSTA	1-Gal	
29	PURPLE LEAF WINTERCREEPER	1-Gal	
TREES			
6	AUTUMN PURPLE ASH	B & B	2 - 2 1/2"
3	PRAIRIE FIRE CRABAPPLE	B & B	2 - 2 1/2"
4	CHINESE PISTACHE	B & B	2 - 2 1/2"
1	AUTUMN BLAZE MAPLE	B & B	1/2" - 4"
7	REDBUD	B & B	2 - 2 1/2"
4	SCOTCH PINE	B & B	2 - 2 1/2"
3	AUSTRIAN PINE	B & B	2 - 2 1/2"
3	CHANTICLEER PEAR	B & B	2 - 2 1/2"
TURF GRASS			
	KANSAS PREMIUM FESCUE BLEND		

LANDSCAPE CALCULATIONS

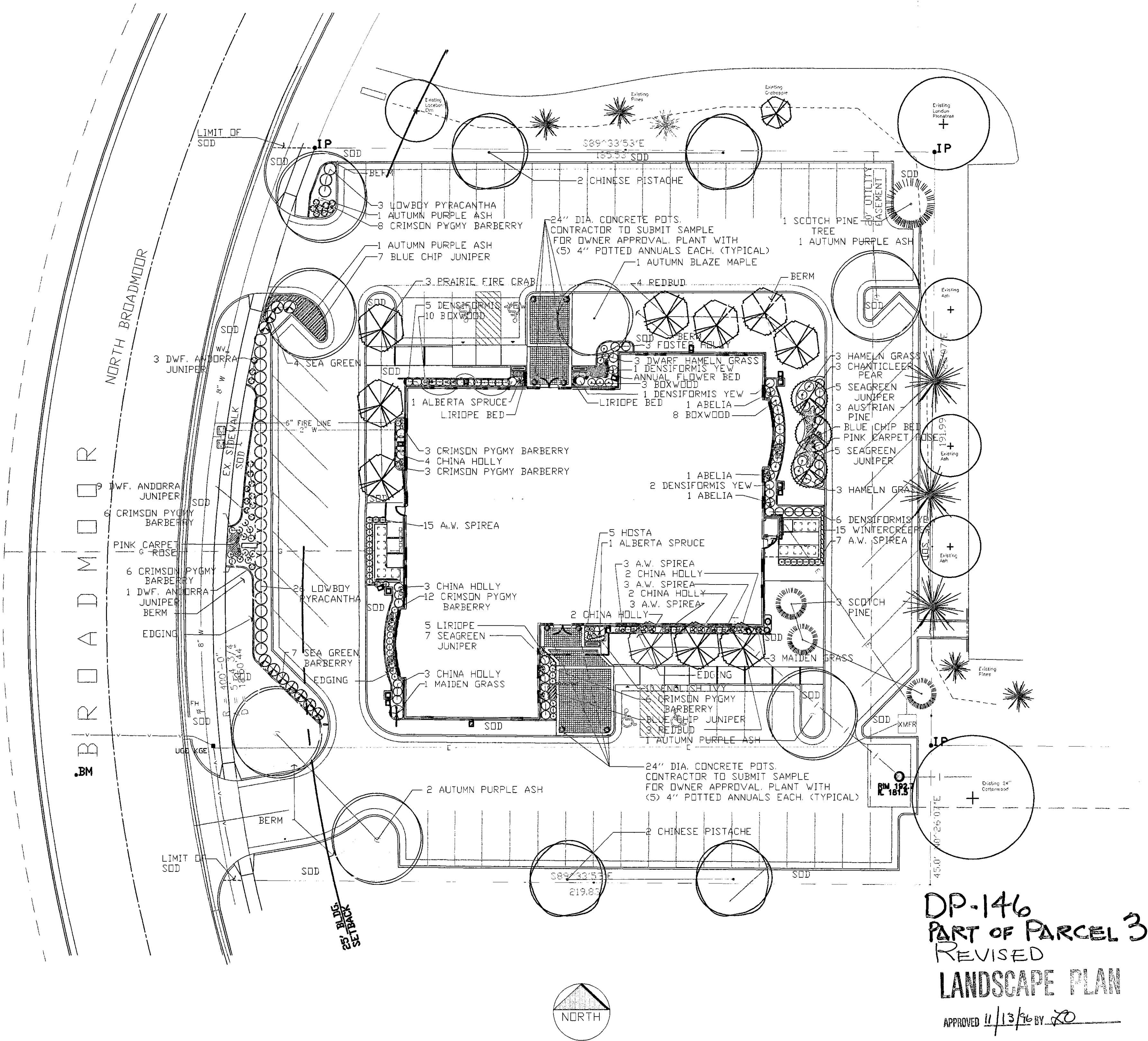
- ELEV. 1377.90 MSL = 190.50 CITY OF WICHITA DATUM
- PARKING CALCULATIONS 11,500' (OFFICE) @ 250'/STALL = 42
11,500' (BASEMENT STORAGE) @ 1000'/STALL = 12
REQUIRED PARKING 54
PROPOSED PARKING 63 (PLUS 4 HC)
- TOTAL AREA 52,803 SQ. FT. (1.21 ACRES)
LANDSCAPE AREA 12,308 SQ. FT.
IMPERVIOUS AREA 40,495 SQ. FT.
- REQUIRED STREET YARD L/S AREA
2413 SQ. FT. (10 SQ. FT. PER LN. FT. FRONTAGE 241.3)
STREET YARD L/S AREA PROVIDED 4,573 SQ. FT.
REQUIRED STREET YARD TREES: 2413/500 = 5 SHADE TREES
REQUIRED PARKING LOT TREES: 1/20 X 63 = 4 SHADE TREES
(TWO ARE PART OF STREET YARD REQ.)

LEGAL DESCRIPTION

CAPITAL SECOND ADDITION
BLOCK ONE, LOTS 1 AND 2

IRRIGATION

UNDERGROUND AUTOMATIC SPRINKLER SYSTEM



TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

BROADMOOR PROFESSIONAL BUILDING
1230 NORTH BROADMOOR

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

A LANDSCAPE PLAN FOR:

DP-146
PART OF PARCEL 3
REVISED
LANDSCAPE PLAN

APPROVED 11/13/96 BY [signature]

SCALE: 1" = 20'-0"

APPROVED 10/4/95 BY LO



ANNEY ■ STEELE ARCHITECTS
26 South Hillside, -Wichita, Kansas, 67211
(316) 683-8965

1. All trees to be planted, fertilized, staked, mulched, pruned and wrapped in accordance with standard practices. (See attached tree planting detail.) All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the U.S.D.A. map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, ornamental tree size - minimum 1" caliper.
2. All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc. : ANSI Z60.1 - 1973, American Standard for Nursery Stock.
3. All turf grass to be planted, fertilized, etc. in accordance with standard practices.
All areas disturbed by construction to be seeded.
4. Soil in planting areas to be tested and modified as required.
5. Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils which produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
6. Mulch 3-4" deep around trees. Mulch material to be medium size, dry, shredded wood fiber of a quality which meets industry standards.
7. Planting times:
Spring: February 15 to May 31 - inclusive
Fall: September 15 to December 31 - inclusive
8. Irrigation - Water for establishment and maintenance of plant material shall be provided, per the Owner, by the use of hose bibbs and hoses, until an automatic irrigation system is installed. The automatic system will be equipped with a moisture sensing device that will prevent scheduled watering cycles, if adequate moisture is present.
9. The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
10. The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.
11. THIS WORK IS NOT INCLUDED IN THE GENERAL CONTRACT.
12. Parking lot screening to be provided by the use of Austrian Pines along Broadmoor.

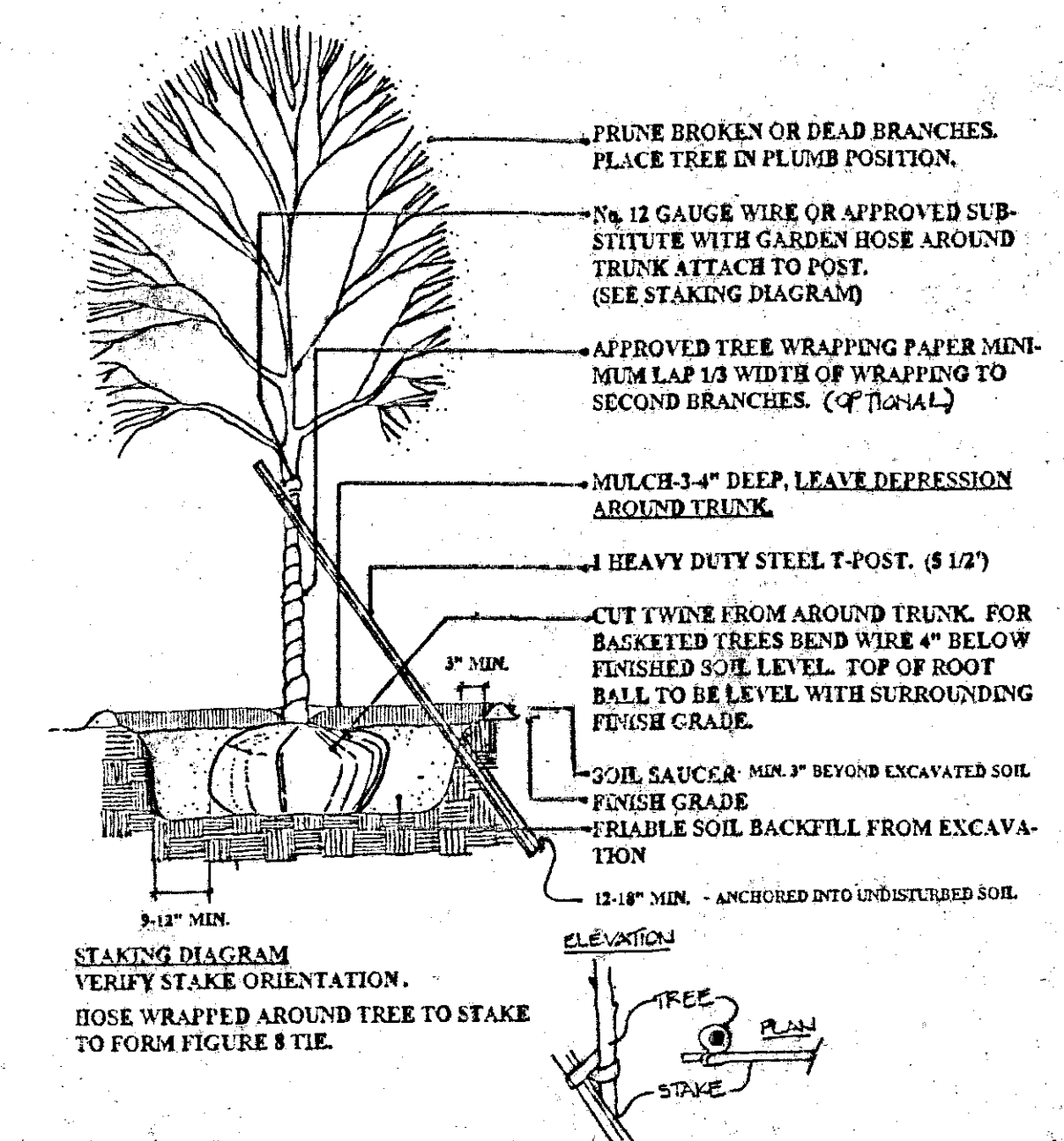
A NEW CHURCH HOME
 FOR
Reformation Lutheran Church
 13TH & BROADMOOR - WICHITA, KANSAS

[illegible]

DATE: DECEMBER 23, 1994	
DRAWN BY:	CHECKED BY:
SM	MRH
SHEET	

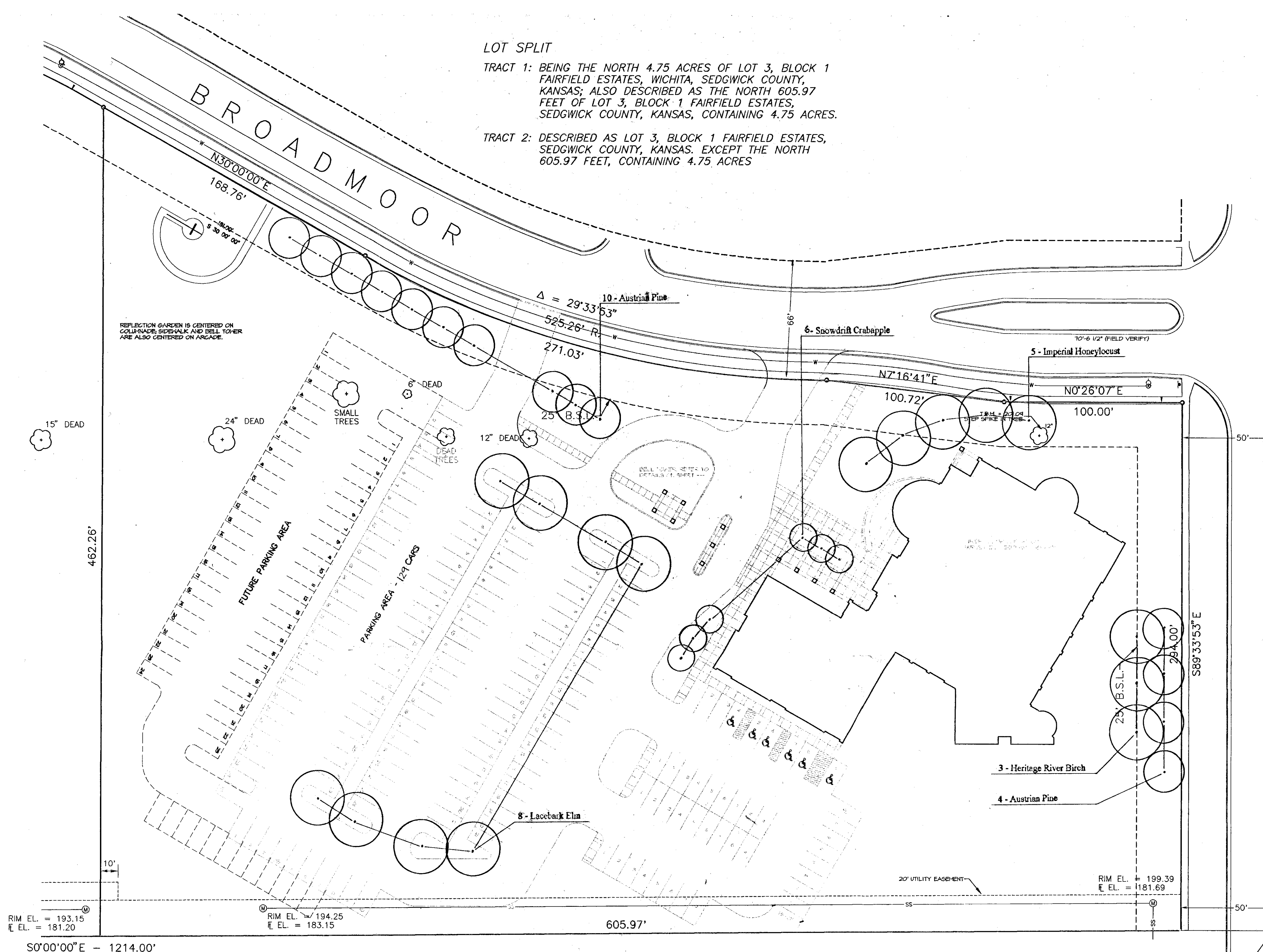
A5

OF THIRTY THREE SHEETS



DECIDUOUS TREES: 2" CALIPER AND SMALLER
EVERGREEN TREES: 6' HEIGHT AND SMALLER

TRACT 2: DESCRIBED AS LOT 3, BLOCK 1 FAIRFIELD ESTATES,
SEDGWICK COUNTY, KANSAS. EXCEPT THE NORTH
605.97 FEET, CONTAINING 4.75 ACRES


$$1/30'' = 1'-0'$$

Qty.	Botanical Name	Common Name	Size	Condition	Notes
TREES					
3	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	2"	B&B	multi stem
6	<i>Malus</i> sp. 'Snowdrift'	Snowdrift Crabapple	1"	B&B	
5	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Imperial'	Imperial Honeylocust	2"	B&B	
14	<i>Pinus nigra</i>	Austrian Pine	5' Int	B&B	
8	<i>Ulmus parvifolia</i>	Littleleaf Elm	2"	B&B	
36					
TURF GRASS					
Turf - Kansas Premium Fescue Blend					

Landscape Street Yard (LSY) calculations:

13th St. - 294 ft street frontage, 613 ft average lot depth
294 ft X 20 = 5880 sq ft LSY
5880 sq ft / 500 sq ft/tree = 11.76 trees - say 12 shade trees

Required LSY - 5880 sq ft
Actual LSY - 14,800 sq ft.

Broadmoor - 641 ft street frontage, 320 ft average lot depth
641 ft X 15 = 9615 sq ft LSY
9615 sq ft / 500 sq ft/tree = 19.23 - say 20 trees

Required LSY = 9615 sq ft
Actual LSY = 24,500 sq ft.

Total trees required : 32
Total trees provided : 33

Parking Lot Landscaping calculations:
129 new parking spaces
129 spaces / 20 spaces/tree = 6.45 trees - say 7 trees

Total trees required: 7
Total trees provided: 7

General

1. The landscape contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds and installation of lawn areas according to these specifications and the planting plans.
- Rough grading shall be by the general contractor. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
3. Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
- Notify the Owner's Representative of variances between the plan and site conditions which affect planting operations.
5. Prior to the start of fine grading, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications required for complete kill.
7. For seeding season from March 1 through October 31. Spring planting season shall be April 1 thru June 15. For grass sodding, fall season shall be September 1 thru October 31. For grass seeding fall season shall be September 1 thru October 15. Spring season for seeding shall be from March 1 thru May 15. For sodding, spring season shall be from April 1 thru June 15. The Owner's Representative shall approve changes to the planting and grass installation seasons.
9. Water for irrigation and maintenance purposes is provided by hose bibs at the building. See Landscape Irrigation System specifications for performance requirements of the site irrigation installation.

Materials and Installation Requirements

Materials shall be approved by the Owner's Representative before start of work. Materials and grass may be rejected at any time during the installation.

Topsoil shall be provided by the landscape contractor as required for finished grading. This is intended only for low areas of the rough grade and not the entire site.

Plant Materials shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

Mulch to be premium grade cypress or recycled hardwood mulch. Bed areas to be 2 1/2 - 3" deep.
Prior to the mulch installation, rake smooth the ground surface.

Landscape Edge to be Ryerson Steel Edge (1/8" x 4" x 16") or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by manufacturer.

Soil Amendments: Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss for planting backfill.

Fertilizer for planting backfill to be Milorganite (6-2-0) or other approved product installed per manufacturer's instructions.

Pre-emergent weed control such as dacthal, treflan or approved similar product shall be installed per manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

Tree Wrap shall be 4" Forces wrap or other approved product (i.e. DeWitt Tree Wrap). Verify use for individual tree types with Owner's Representative. Securely wrap from ground level to second level of branches on the trunk.

Note: See tree detail for staking and planting methods of trees.

Grass Installation

1. Grass seed and sod to be an approved fine-bladed fescue blend.
2. Install seed and sod in a method approved by the Owner's Representative in accordance with local practices.
3. Notify Owner's Representative of the schedule for seed and sod installation to avoid conflicts with other contractors and interference with watering schedule necessary for newly installed grass.

Maintenance, Acceptance and Guarantee

1. Prior to acceptance, the planting and grass areas shall be maintained, watered and kept clean and weed free by the Landscape Contractor.
2. When Landscape work is completed, the Landscape Contractor and Owner's Representative shall meet to review and accept the installation in accordance with the plans and specifications, the Owner's Representative shall accept the work. If not, the Owner's Representative shall advise the Contractor of the reasons for non-acceptance. The Landscape Contractor shall provide maintenance recommendations to the Owner.
3. Guarantee for spring planted plants shall be thru August 1. Guarantee for fall planted plants shall be thru May 1.
4. At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced. The Contractor shall be responsible for the cost of replacement. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season. Reasonable weather conditions shall be considered.

PLANT LIST

Tree Quant.	Common Name/Botanical Name	Size	Spec.
	Legacy Sugar Maple <i>Acer saccharum 'Legacy'</i>	2-2 1/2" Cal.	B & B
1	Sawtooth Oak <i>Quercus acutissima</i>	2-2 1/2" Cal.	B & B
2	River Birch <i>Betula nigra</i>	10-12 ht.	B & B
15	Austrian Pine <i>Pinus nigra</i>	7-8' ht.	B & B
7	Autumn Applause Ash <i>Fraxinus americana 'Autumn Applause'</i>	2-2 1/2" Cal.	B & B
5	Patmore Green Ash <i>Fraxinus pennsylvanica 'Patmore'</i>	1 1/2-2" Cal.	B & B
2	Larchark Elm <i>Ulmus parvifolia</i>	2" Cal.	B & B
4	Imperial Honeylocust <i>Gleditsia inaequalis var. inermis 'Imperial'</i>	2-2 1/2" Cal.	B & B
3	Skyline Honeylocust <i>Gleditsia inaequalis var. inermis 'Skyline'</i>	2-2 1/2" Cal.	B & B
1	Londplome Tree <i>Platanus occidentalis 'Bloodgood'</i>	2-2 1/2" Cal.	B & B
5	Prairifire Crabapple <i>Malus sp. 'Prairifire'</i>	1 1/2-2" Cal.	B & B
1	Alto: 'Pink Spires' Star Magnolia <i>Magnolia stellata</i>	5 gal.	Cont.

Shrubs

8	<i>San Jose Juniper</i> <i>Juniperus chinensis</i> 'San Jose'	5 gal.	Cont.
26	<i>Blue Chip Juniper</i> <i>Juniperus horizontalis</i> 'Blue Chip'	2 gal.	Cont.
32	<i>Compact Andorra Juniper</i> <i>Juniperus horizontalis</i> 'Compact Andorra'	2 gal.	Cont.
15	<i>Manhattan Euonymus</i> <i>Euonymus alatus</i>	2 gal.	Cont.
15	<i>Euonymus katuschovicius</i> <i>Densiformis</i> Yew	15-18" ht.	B&B Cont.
19	<i>Taxus x media</i> 'Densiformis' Dwarf Korean Boxwood	12-15"	B&B Cont.
20	<i>Buxus microphylla</i> var. <i>koreana</i> Alt.: Wintergreen Boxwood		B&B Cont.
20	<i>Crimson Pygmy Barberry</i> <i>Berberis thunbergii</i> 'Crimson Pygmy'	2 gal.	Cont.
26	<i>Dwarf Mugho Pine</i> <i>Pinus mugo</i> var. <i>mugho</i> 'Pumilio'	15-18"	B&B Cont.
1	<i>Nandina</i> (Heavenly Bamboo) <i>Nandina domestica</i>	5 gal.	Cont.
1	<i>Dwarf Korean Lilac</i> <i>Syringa patula</i> 'Compacta'	5 gal.	Cont.
26	<i>Compact Alfredo Cranberrybush</i> <i>Viburnum opulus</i> 'Cranberrybush'	2 gal.	Cont.
16	<i>Norman Spirea</i> <i>Spiraea japonica</i> 'Norman'	2 gal.	Cont.
4	<i>Sarcocoe Eurycomus</i> <i>Eucosme fortunei</i> 'Sarcocoe'	2 gal.	Cont.
2	<i>China Boy Holly</i> <i>Ilex x 'China Boy'</i>	15-18"	B&B Cont.
2	<i>China Girl Holly</i> <i>Ilex x 'China Girl'</i>	15-18"	B&B Cont.
2	<i>Mahonia</i> (Oregon Grapeholly) <i>Mahonia repens</i>	15-18"	B&B Cont.

Ornamental Grasses, Perennials, and Groundcovers

40	Chinese Fountain Grass	1 gal.	Cont.
84	<i>Peperomia alpeocarpus</i> Blackeyed Susan	4" pot	15" c
50	<i>Rudbeckia fulgida</i> 'Goldsturm' Stella de Oro Daylily	1 gal.	Triang
58	<i>Hemerocallis</i> sp. 'Stella de Oro'	4" pot	15" c
13	<i>Haidee</i> Daylily <i>Hemerocallis</i> sp. 'Haidee'	1 gal.	Cont.
13	Winning Ways Daylily <i>Hemerocallis</i> sp. 'Winning Ways'	1 gal.	Cont.
136	Cherry Lace Daylily <i>Hemerocallis</i> sp. 'Cherry Lace'	4" pot	Cont.
26	Bronze Ajuga <i>Ajuga reptans</i>	1 gal.	Cont.
153	Majestic Liriope <i>Liriope muscari</i> 'Majestic'	4" pot	Cont.
30	Vinca minor <i>Vinca minor</i> 'Bowles'	4" pot	Cont.
9	Woodland Blue Phlox <i>Phlox divaricata</i> 'Lapham'	1 gal.	Cont.
9	Hosta 'Royal Standard' Hosta sp. 'Royal Standard'	1 gal.	Cont.
9	<i>MERCANTHUS</i> (MARGONIFRANS) <i>MERCANTHUS CINEREUS</i> <i>ERACALINUS</i>	1 GAL	CONT.

PLANT LIST (cont'd)

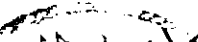
GRUBS CONT'D

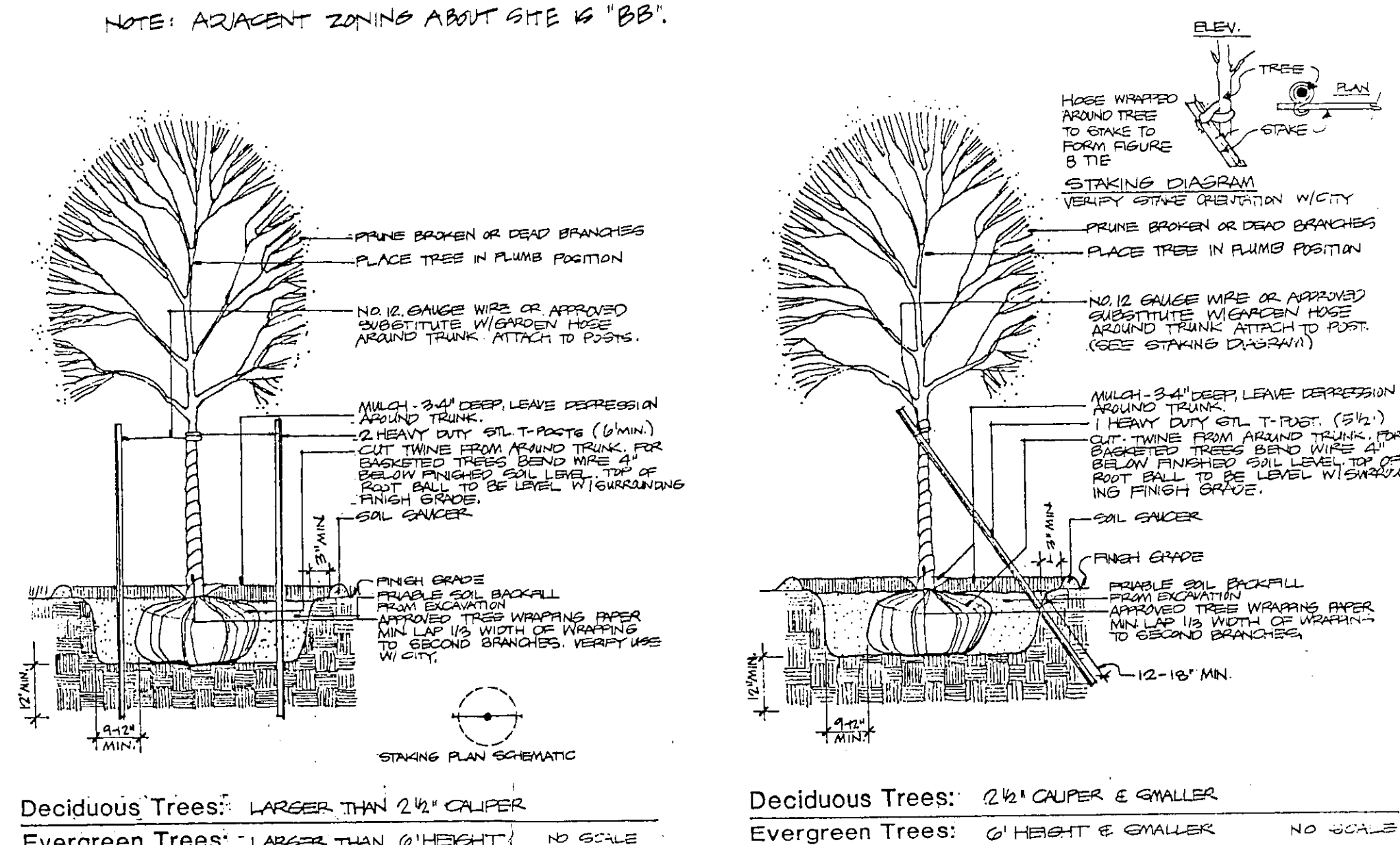
17	ANTHONY WATERER GREBA GREBA x BUNALAI ANTHONY WATERER	26AL.	
28	KALWAY COMPACT PETER JUNIPER JUNIPERUS CHINENSIS 'PETERBRIANA COMPACTA'	26AL.	
10	Hosta Sieboldiana 'Elegans'	1 gal.	Cont.
9	Hosta sieboldiana 'Elegans'	1 gal.	Cont.
40	Hosta sp. 'Gold Standard'		
36	Stachys (Lamb's Ear)	4" pot.	Cont.
36	Stachys byzantina		
36	Coneopsis	4" pot.	Cont.
36	Coneopsis verticillata 'Moonbeam'		
74	Nepeta (Catmint)	4" pot.	Cont.
36	Nepeta x faassenii		
74	Professor Kippenburg Aster	4" pot.	Cont.

Note: In case of discrepancy between the plant list and planting plan, the planting plan shall govern.

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

Landscap Architects Planners JONES • RICE • FOSTER, P.A. 1415 East Second Street Wichita, Kansas 67214 (316) 262-4525 FAX (316) 262-7316	Project No.: 45076		
Margaret R. Jones, ASLA Jack R. Jones, AIA J. Michael Rice, AIA David W. Foster, ASLA Larry D. Hoelmer Debra J. Foster	Date: 09/15/98 Drawn By: JH Revisions:	SHEET OF	Scale: 1"=10'-0"
This document is an agreement of service produced solely for the client and project listed. Its use, in whole or in part, for any other purpose is prohibited without the express, written consent of Jones Rice Foster Professional Association. All Rights Reserved.			



DP-146
PART OF PARCEL 3
LANDSCAPE PLAN
APPROVED 10/4/95 BY RD

Landscape Architects Planners JONES • RICE • FOSTER, P.A. 1415 East Second Street Wichita, Kansas 67214 (316) 262-4525 FAX (316) 262-7316		Project No.: 95076 Date: 04/15/95 Drawn By: ASLA Revisions: J. Michael Rice, ASLA David W. Foster, ASLA Larry D. Hostinger Debra J. Foster	 North SHEET OF SCALES Jones Rice Foster P.A.
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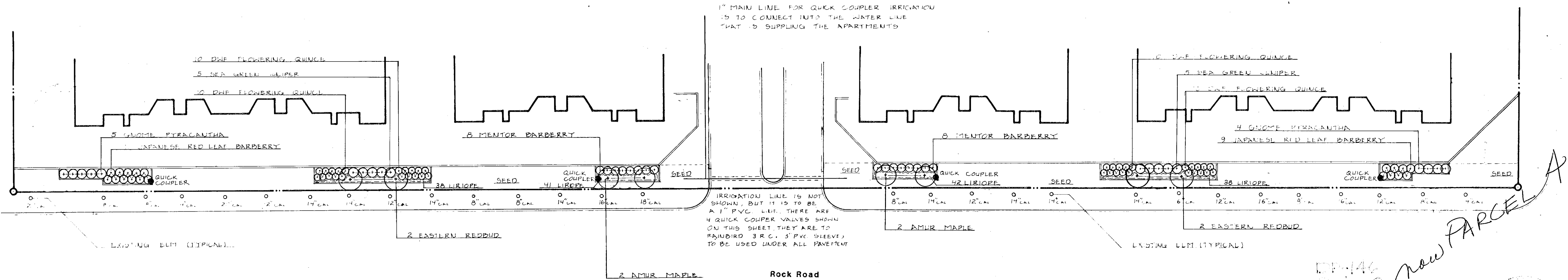
MAPP COPY 1 of 1

Plant Schedule

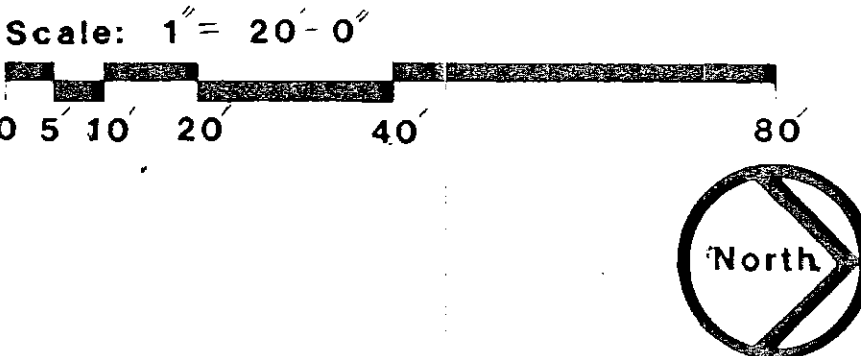
Qty.	Botanical Name	Common Name	Size	Cond.	Remarks
4	AMUR MAPLE	AMUR MAPLE	6'-8" HT	B & B	MULTI-STEM ONLY
4	FRAX CANADENSIS	EASTERN REDBUD	6'-8" HT	B & B	SINGLE-STEM ONLY
16	BERBERIS MENTORENSIS	MENTOR BARBERRY	2 GAL	CONT.	
20	BERBERIS THUNBERGII 'ATRO'	JAPANESE RED LEAF BARBERRY	1 GAL	CONT.	
40	CHENOMELIS MALLEI 'SUPRBA'	DAFF FLOWERING QUINCE	1 GAL	CONT.	
10	JUNIPERUS CHLORIS 'SEA GREEN'	SEA GREEN JUNIPER	2 GAL	CONT.	
9	PYRACANTHA ANGUSTIFOLIA 'GLOME'	GLOME PYRACANTHA	2 GAL	CONT.	
160	LIRIOPE SPICATA	LIRIOPE	4 INCH	POTS	SPACING 18" O.C.

Notes:

- ALL GROUNDCOVER TO BE PLANTED IN TRIANGULAR SPACING
- IRRIGATION SYSTEM TO CONSIST OF QUICK COUPLERS
- 3/4" INCH LAYER OF SHREDDED BARK MULCH 6" TO 12" DEEP IN ALL SHRUB BEDS
- 1/2" INCH LAYER OF SHREDDED BARK MULCH 1/2" TO 1" DEEP IN ALL GROUNDCOVER BEDS
- EDGING IS TO BE 4" X 4" CEDAR
- SEED ON PROJECT IS TO REBEL FESCUE
- SEED TURF AREA FROM WALL TO PROPERTY LINE



Fairfield Club Apartments
Strip Planting Plan



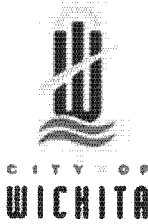
DP-146
PARCEL 3
LANDSCAPE PLAN
ATTACHED 2-4-86

now PARCEL A

REGISTERED LANDSCAPE ARCHITECT
P. MEYER
MASS.
253

project no. 0191
drawn by P. MEYER
date FEB. 21, 1986
REVISED: FEB. 24, 1986
REVISED: MARCH 4, 1986

Site
Planning
Associates



Wichita-Sedgwick County Metropolitan Area Planning Department

August 1, 2018

Reformation Lutheran Church
7601 E. 13th Street
Wichita, KS 67206

Miracle Signs
Attn: Brian Kirkland
3611 N. Broadway
Wichita, KS 67219

RE: CUP2018-00035 – City CUP Administrative Adjustment DP-146 to adjust Parcel 3 to allow an Electronic Message Board sign in GO General Office

Legal Description: The north 605.97 feet of Lot 3, Block 1, Fairfield Estates Addition, Wichita, Sedgwick County, KS

Dear Applicants:

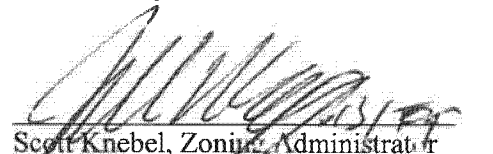
We received and reviewed your request for an Administrative Adjustment to Parcel 3 in DP-146 to allow an electronic message board in GO as prescribed in Sec. 24.04.251.2.i for institutional uses.

On the basis of our review, we find that adjusting Parcel 3 of the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. The sign shall be installed per the approved design and site plan attached hereto.

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

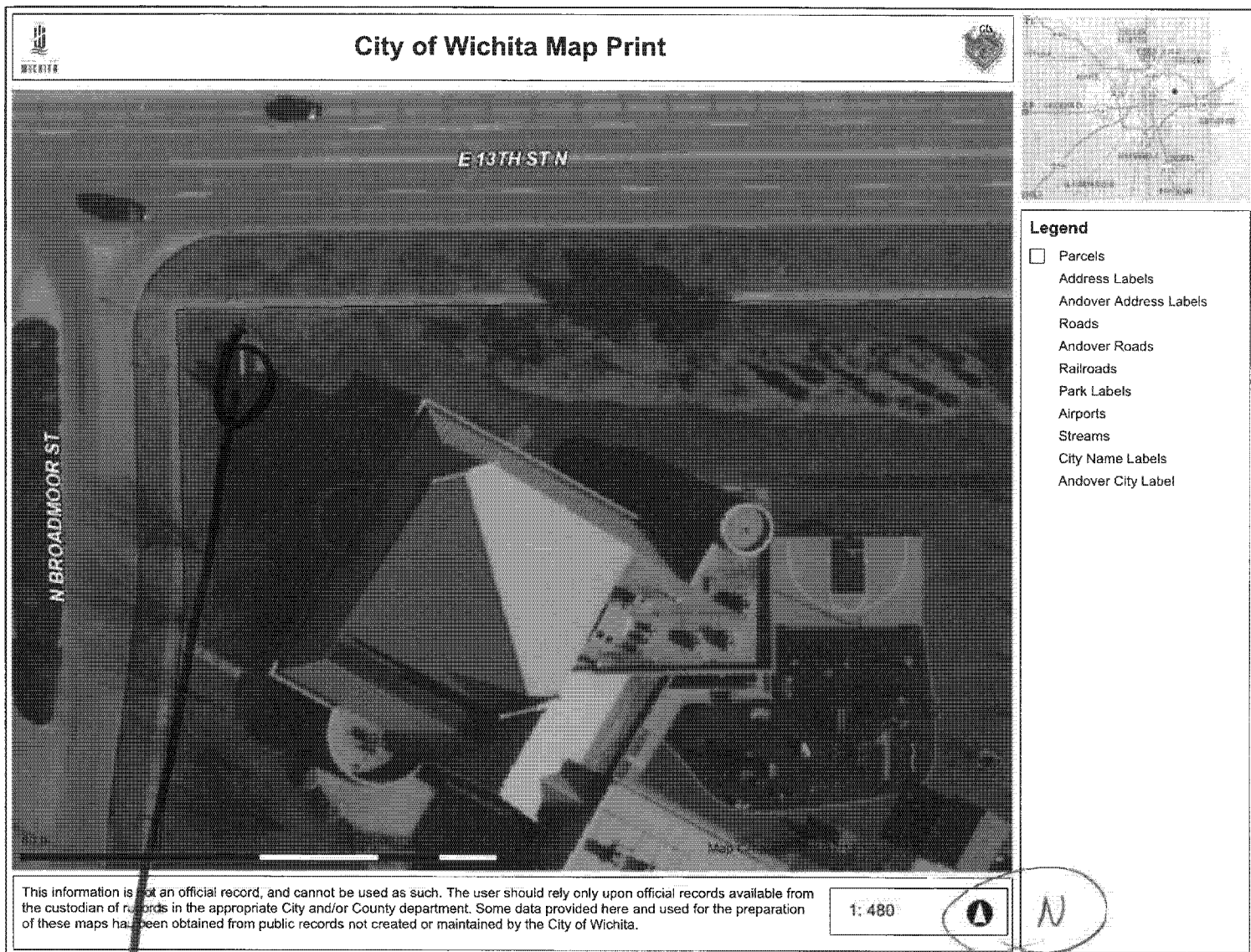
The “Development Application” sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, CSR, District II

293'



7601 E. 13th St. N.

67206

* NEW Sign
on Existing
BRICK BASE

SITE PLAN

APPROVED 8/1/2014 BY 



3611 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

18E029 - Reformation Lutheran Church & School
7601 E. 13th St. N. - Wichita, Kansas - 67206

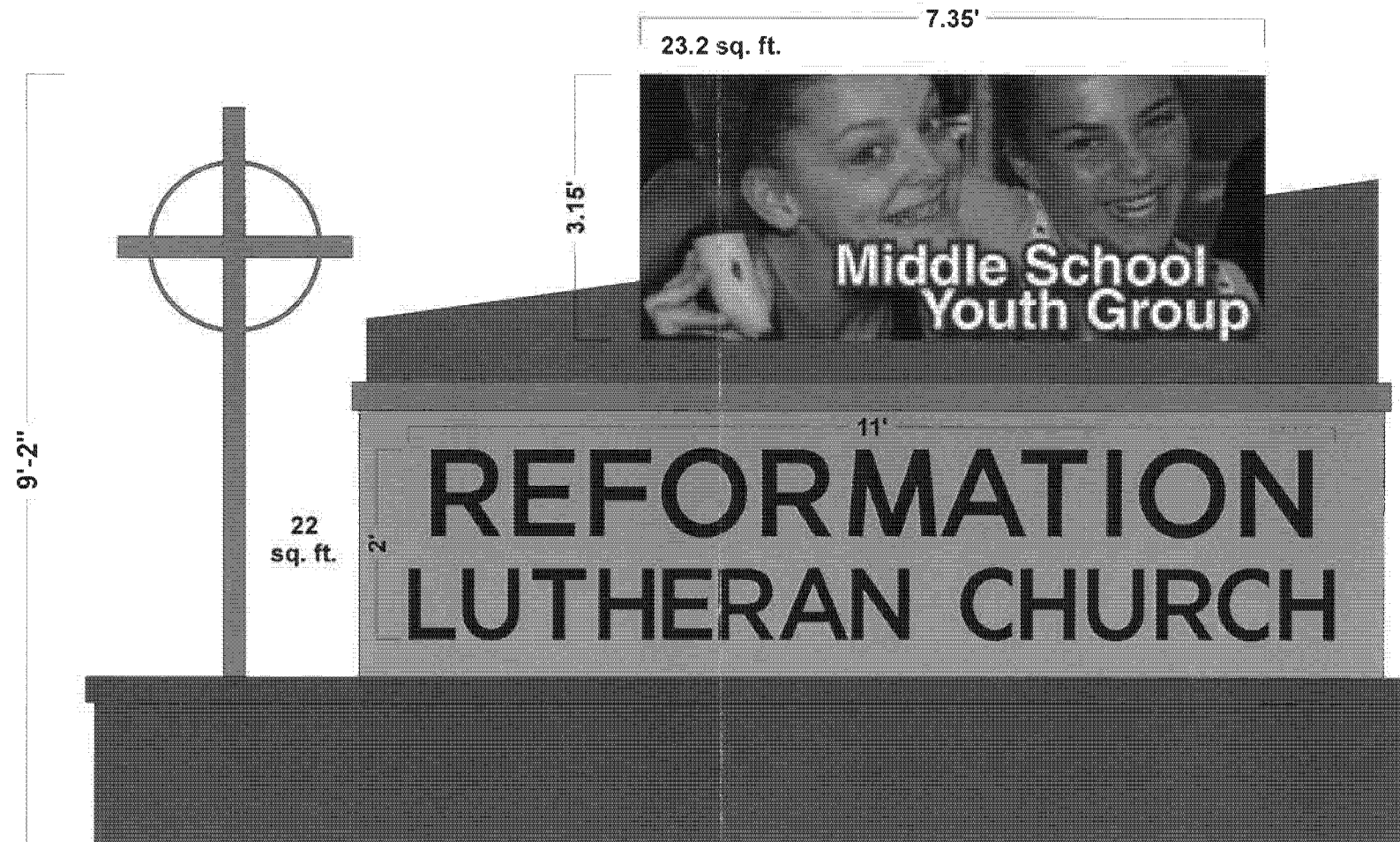
1 D/F Lighted LED Monument Sign

Date: 7-17-18	Drawing by: JN	Salesperson: Brian Kirkland
File Name: 18E029 LED Monument Sign.cdr		
Disk Name: Z:/Jobs/R/Reformation Church/Production/		

APPROVAL SIGNATURES

1/2" = 1' Scale
Layout

Sign Layout



Aug 1, 2018
B Morgan



Wichita-Sedgwick County Metropolitan Area Planning Department

February 25, 2014

Baughman Company, P.A.
Russ Ewy, Agent
314 Ellis
Wichita, KS 67211

RE: CUP2015-04 – City CUP Administrative Adjustment to DP-146 to Parcel 1 of the Fairfield Residential Community Unit Plan; generally located at the southwest corner of 13th Street North and Broadmoor Street.

Dear Applicants:

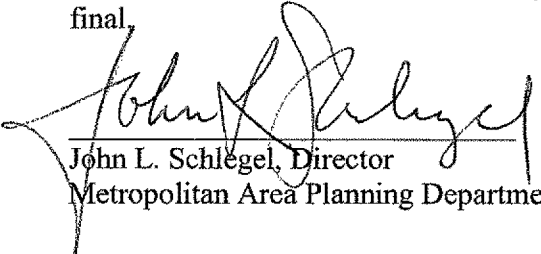
We received and reviewed your request for an Administrative Adjustment to DP-146, the Fairfield Residential Community Unit Plan ("CUP"). We understand that you wish to reduce the separation between signs from 150 feet to 75 feet to accommodate a new sign at the main entrance on Parcel 1.

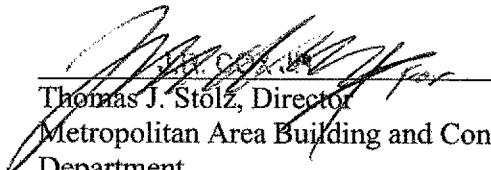
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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

1. All signs shall be permitted and installed within one year.
2. The Administrative Adjustment applies only to the two signs located at the major entrance of Parcel 1, DP-146.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


John L. Schlegel, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District II