SHADYBROOK COMMERCIAL COMMUNITY UNIT PLAN

GENERAL PROVISIONS

1. Total Net Area: 131,383 square or 3.01 acres
2. Total Gross Floor Area: 34,000 square feet.
3. A drainage plan and guarantees for drainage improvements shall be provided at the time of platting.
4. Parking shall be provided in accordance with Section 28.04.140 et. seq. of the City Code.
5. Setback are as indicated on the C.U.P. drawing.
6. Signs as permitted by Chapter 24.04 of the City Code with the following stipulations:
   a. 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.
   b. Portable and off-site signs are not permitted.
   c. Window display signs are limited to 25% of the window area.
   d. Each parcel is limited to one pole or ground sign per street frontage, limited to a maximum of 17 feet in height.
   e. One monument sign is allowed on Parcel 2 to be parallel to the street.
7. Red brick shall be used in a prominent manner in the exterior design for all parcels, e.g. on building elevations, as the base for ground signs, and/or on the face of any retaining walls. The use of cast stone trim is also encouraged. All roofs visible from the street shall be of hipped construction. The monument sign base for Parcel #2 may have a concrete base.
8. Development of all parcels shall comply with the landscape and screening provisions of the City Code. Landscape plans must be reviewed and approved by the director of planning to assure coordination of the plant materials and planting patterns between parcels and with the street tree plantings.
9. Parking Lot light poles and fixtures and type of light source shall be of the same or similar design (for all parcels) to the "Unique Solutions" poles and fixtures installed on the WSU campus; Poles shall not exceed 16 feet and fixtures shall be painted black.
10. Utilities shall be installed underground on all parcels.
11. Access controls shall be as shown on the C.U.P. drawing.
12. 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 the 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.
13. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, drinking establishments, carwashes, service stations, auto maintenance or repair or parts sales, vehicles sales or rental, or pawn shops.
14. The transfer of title of any portion of 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 and be binding upon present owners, their successors and assigns and their lessees unless amended.

PARCEL DESCRIPTIONS

PARCEL #1

USES: Financial Institutions, Offices, Retail Business, Personal Services and Restaurants, except drive-thru Restaurant services.

A.	Net land area:	41,101 sq ft ± or 0.94 acres ±
B.	Maximum gross floor area:	12,000 sq. ft.
C.	Floor area ratio:	-----
D.	Maximum number of buildings:	1
E.	Maximum building height:	35 ft

PARCEL #2

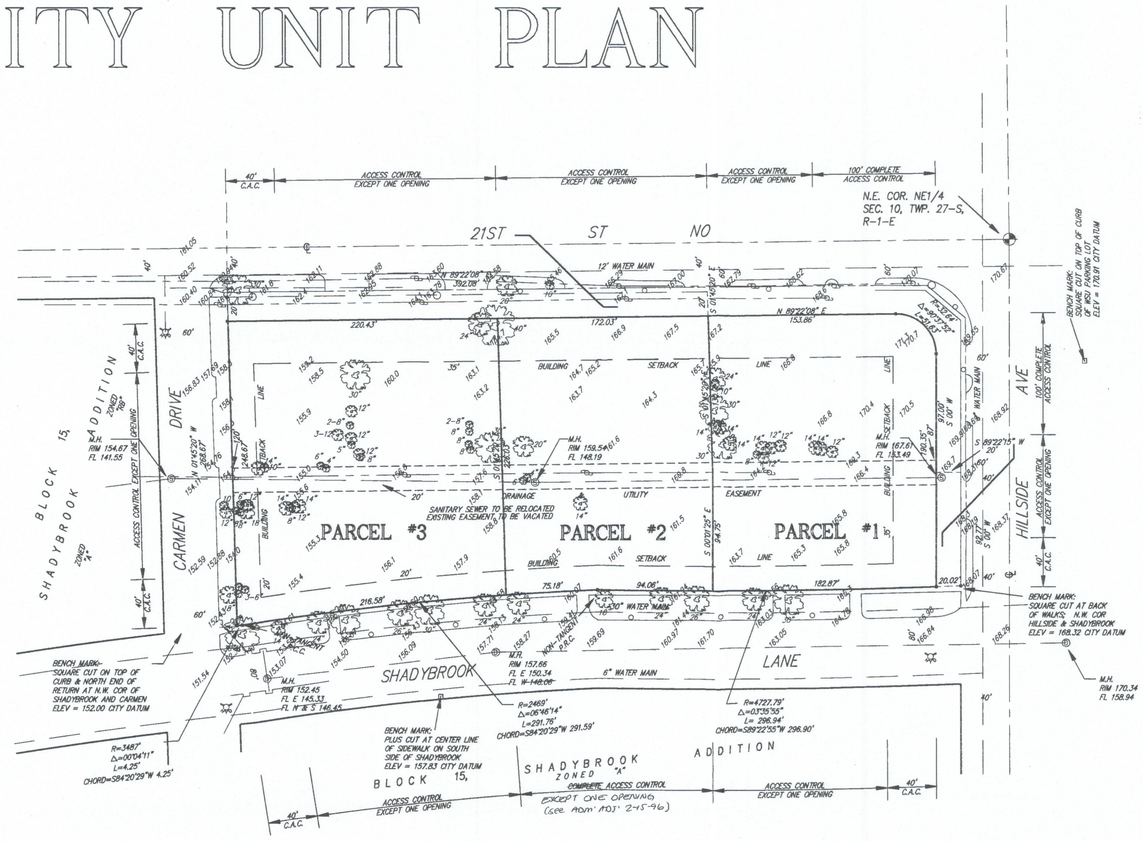
USES: Financial institutions, Offices, Retail Business, Personal Services and Restaurants and Restaurants with drive-thru services, library and cultural group (See Assm't #03' 2-15-96)

A.	Net land area:	38,400 sq ft ± ir 0.88 acres ±
B.	Maximum gross floor area:	10,000 sq. ft.
C.	Floor area ratio:	-----
D.	Maximum number of buildings:	4
E.	Maximum building height:	35 ft

PARCEL #3

USES: Public Buildings, Offices & Personal Services.

A.	Net land area:	51,880 sq ft ± or 1.19 acres ±
B.	Maximum gross floor area:	12,000 sq. ft.
C.	Floor area ratio:	-----
D.	Maximum number of buildings:	1
E.	Maximum building height:	35 ft



SRB

1" = 50'
ELEV = CITY DATUM

SRB 841 SOUTH HILLSIDE WICHITA, KANSAS 67211 316-652-7754 FAX 652-7932
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

Rev. 1 Feb 93
29 JANUARY 1993

DP-210
APPROVED CUP
MAPC 1-11-93 DM
BCC SUPERSEDED 3-9-93 DM

Dated August 29, 2005
APPROVED CUP
MAPC Per Admin Adjustment
CUP25-30 1 of 4

Wichita-Sedgwick County Metropolitan Area Planning Department

City of Wichita
Attn: Jaime Nix, Director of Libraries
455 N. Main
Wichita, Ks 67202

August 29, 2025

Hutton
Attn: Allyson Wray Kuhn
111 N. Sycamore
Wichita, KS 67203

RE: CUP2025-00030 – Administrative Adjustment in the City to the Shadybrook Commercial CUP DP-210 to permit one freestanding sign to face parallel to the adjacent street and modify sign base construction materials, on property zoned LC Limited Commercial District; generally located on the south side of East 21st Street North and within one-block west of North Hillside Avenue (3051 E. 21st Street North).

Legal Description: Lot 2, Shadybrook Commercial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for Administrative Adjustments to CUP DP-210 to permit one freestanding ground or pole sign on Parcel 2 to face parallel to the adjacent street right-of-way and to modify General Provision 7 to modify permitted building materials for the base of the sign. The purpose of the request is to enhance visibility of the Maya Angelou Library location with a unique custom-designed sign for this specific library branch. The design of the sign was intended for a parallel orientation on the site because the topography of the site slopes down, away from East 21st Street North, which creates challenges for a perpendicular orientation of the sign.

General Provision 6 states, "Signs as permitted by Chapter 24.04 of the City Code with the following stipulations:

a. 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 the illusions of movement are not permitted.
b. Portable and off-site signs are not permitted.
c. Window display signs are limited to 25% of the window area.
d. Each parcel is limited to one pole or ground sign per street frontage, limited to a maximum of 17 feet in height.

The application proposes adding stipulation "e," which would state: "One monument sign is allowed on Parcel 2 to be parallel to the street."

Section 24.04.221 of the Wichita Sign Codes states, "The number of Ground or Pole Signs permitted on a Zoning Lot shall be determined by the linear feet of Street Frontage of the Zoning Lot. Where a Zoning Lot has frontage on more than one public Right-of-Way or street, the provisions of this Section shall apply to

each frontage; provided however, signs permitted by a Street Frontage must be adjacent to and face the direction of travel along said street."

Section 24.04.221 requires freestanding ground or pole signs to face the direction of travel of the adjacent street right-of-way. The purpose of this to reduce safety risks inherent with drivers trying to view sign faces parallel to the street right-of-way. Signs facing the direction of travel increase their visibility. According to the site plan, the proposed location for the sign would be setback approximately 11.25 feet from the front property line. Furthermore, the sign would be approximately 29 feet to the back of the curb for the turn lane, and a total of 41 feet to the nearest through-lane on East 21st Street North, which enhances the visibility of the sign without introducing a traffic hazard.

It is also proposed to modify General Provision to exclude the proposed sign on Parcel 2 from having a brick base. Below is the staff recommended modified text for General Provision 7.

7. Red brick shall be used in a prominent manner in the exterior design for all parcels, e.g. on building elevations, as the base for ground signs, and/or on the face of any retaining walls. The use of cast stone trip is also encouraged. All roofs visible from the street shall be a hipped construction. The monument sign base for Parcel #2 may have a concrete base.

On the basis of our review, we find that adjusting the CUP to permit one freestanding ground or pole sign to face parallel to the adjacent street right-of-way and permitting the sign base to be concrete 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 existing topographic conditions of the site make a perpendicular ground sign challenging. The proposed sign plan illustrates the sign would be setback from the property line, which increases the visibility of the sign face. No Parcel within the CUP has a ground or pole sign currently erected along East 21st Street North so a sign on Parcel 2 with a concrete base would not be inconsistent. Furthermore, the building was constructed with a significant amount of red brick, and a concrete sign base will not detract from the overall architectural style within the CUP. Therefore, staff does not think that permitting a freestanding ground or pole sign parallel to the adjacent street right-of-way will have significant detrimental effects on nearby properties.

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

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Cox Jr.

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

cc: MABCD
Brandon Johnson, CM District I
Cameron Jackson, CSR District I

SHADYBROOK COMMERCIAL COMMUNITY UNIT PLAN

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DP-210
APPROVED CUP
MAPC 2-11-93 DM
BCC 3-9-93 DM

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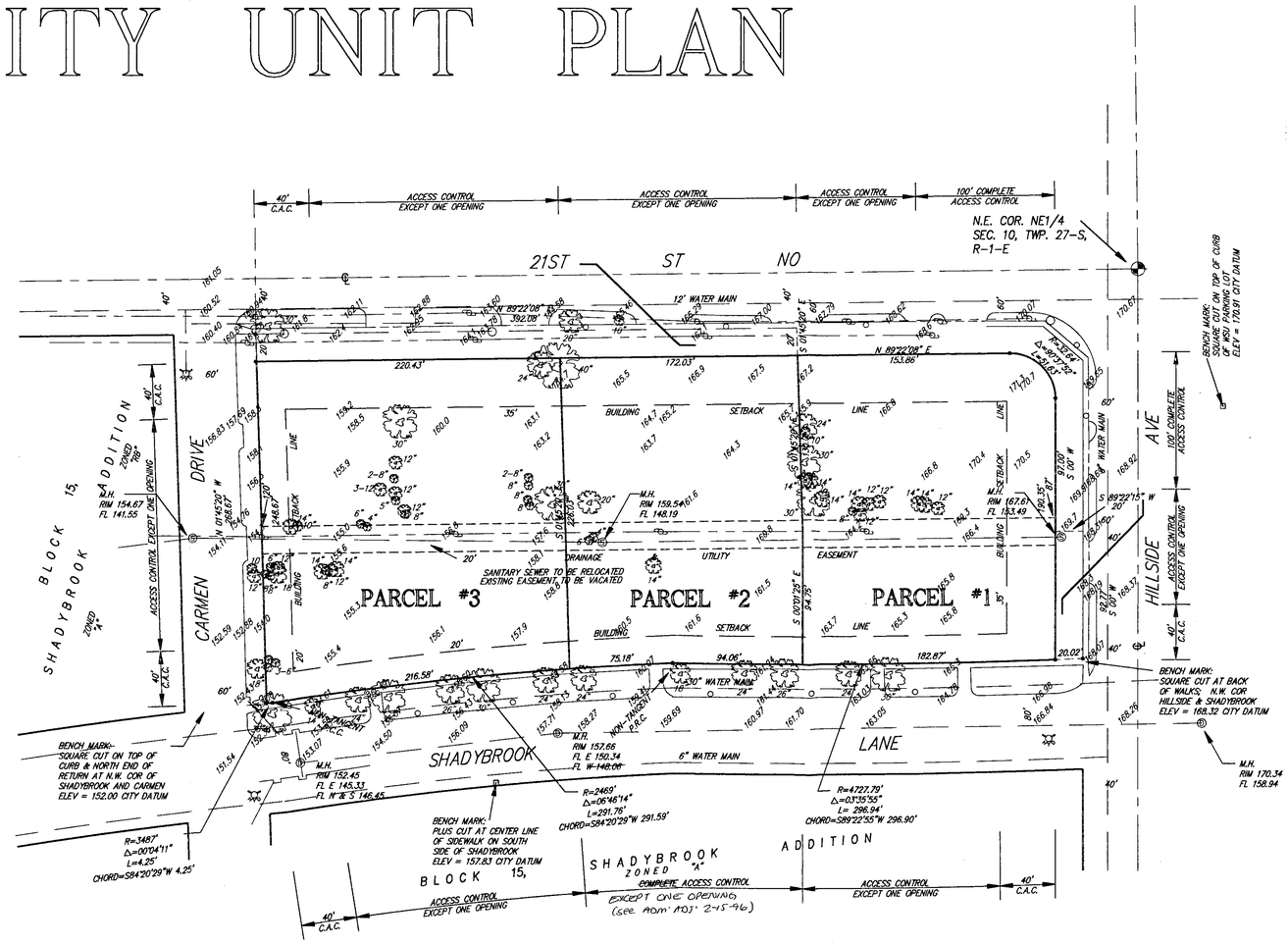
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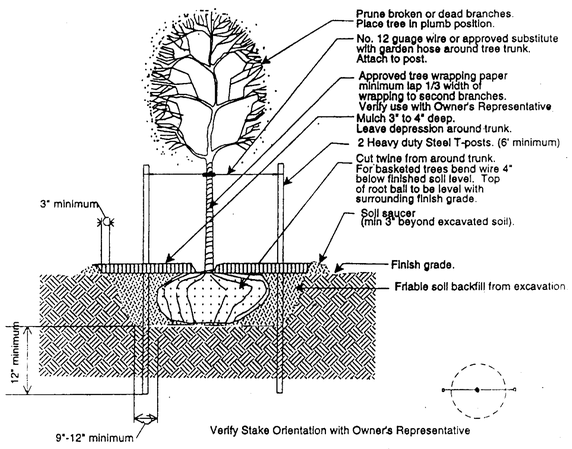
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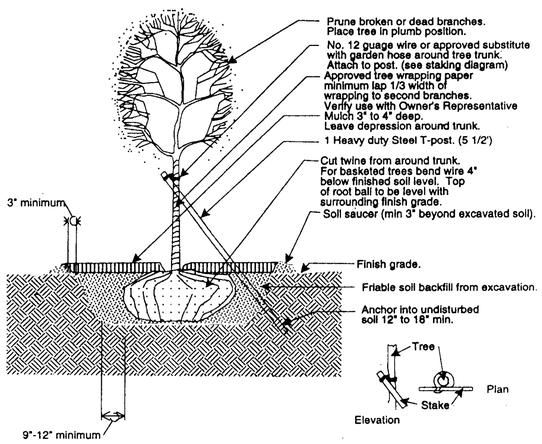
Rev: 1 Feb 93
29 JANUARY 1993



Tree Planting and Staking Detail

Deciduous Trees Larger than 2" Caliper
Evergreen Trees Taller than 6' Height

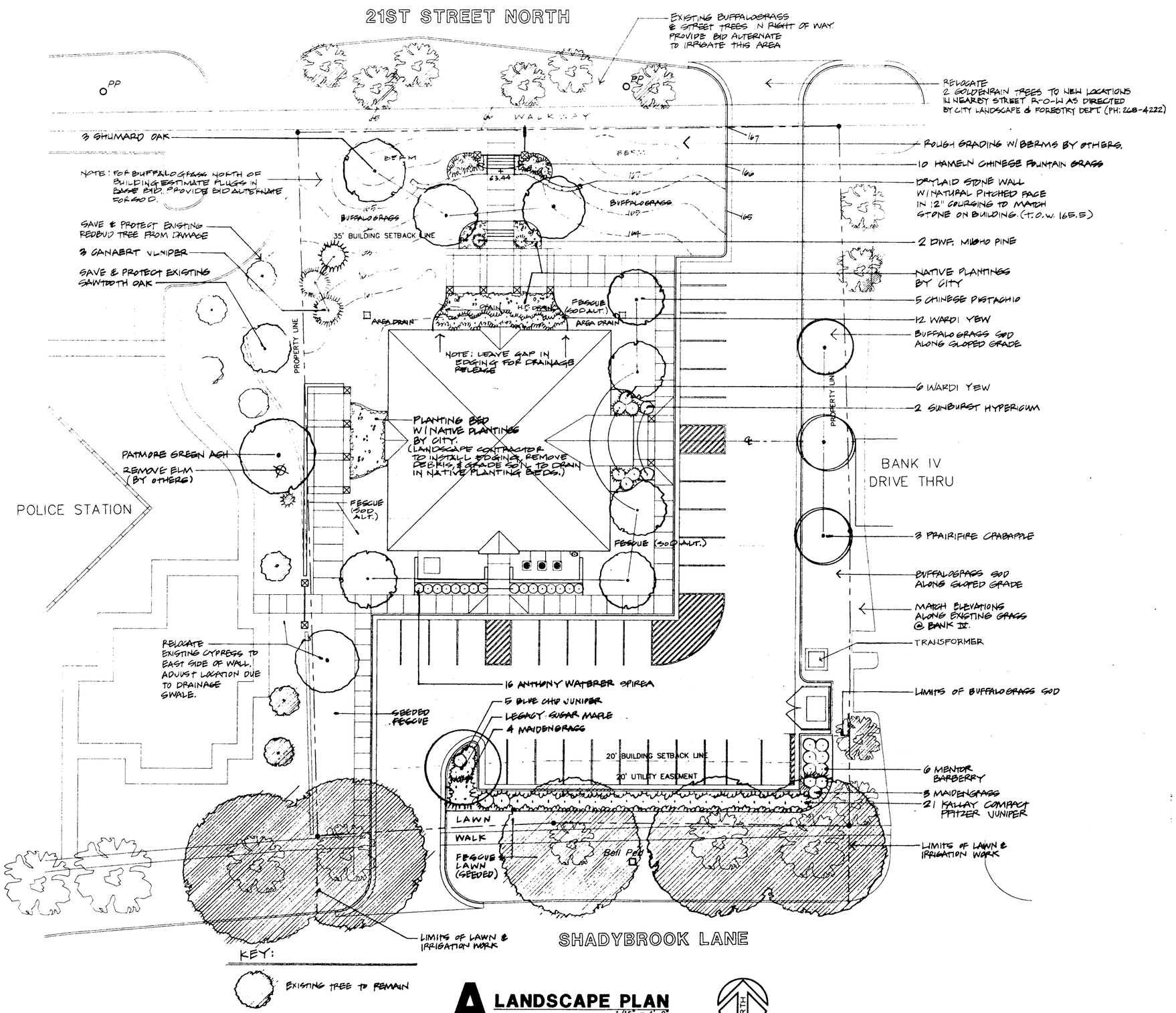
no scale



Tree Planting and Staking Detail

Deciduous Trees 2" Caliper and Smaller
Evergreen Trees 6' Height and Smaller

no scale



A LANDSCAPE PLAN

1/16" = 1'-0"

NORTH

PLANTING SPECIFICATIONS

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. The landscape contractor shall be responsible for coordination and bidding of the irrigation system.
2. 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).
4. 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.
6. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 1. For grass sodding of fescue, fall season shall be September 1 thru October 31. For grass seeding of fescue, fall season shall be September 1 thru October 15. Spring season for seeding of fescue lawn areas shall be from March 15 thru May 15. For sodding of fescue lawn areas, spring season shall be from April 1 thru June 15. Grass sodding and plugging of buffalograss shall be between May 1 and August 31. The Owner's Representative shall approve changes to the planting and grass installation seasons.
7. Plugging of buffalograss shall be 4" plugs at 12 inches on center.
8. Water for installation purposes is provided by hose bibs at the building. The site Irrigation for Buffalograsss and Fescue lawn areas shall be zoned separately. Submit manufacturer's specifications for review by Owner's representative at time of bidding.

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 instructions 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 according to city practice. 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. Fescue grass areas to be an approved fine-bladed fescue blend.
2. Buffalo lawn areas to be buffalo #609 Oasis to match existing buffalograss in right of way.
3. Install seed and sod in a method approved by the Owner's Representative in accordance with City specifications.
4. Notify Architect or 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.
5. Bid Alternates: Provide a bid alternate for buffalograss sod north and west of the library building where buffalo plugs are noted. Provide a bid alternate for fescue sod about all sides of the library building as noted on the plan.

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 the installation. If the installation is in accordance with the plans and specifications, the Owner's Representative shall accept the work. If not, the Owner's Representative may require additional work before 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 15.
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 as originally specified in the following planting season. 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 or if weather conditions require, the following season.

PLANT MATERIAL SCHEDULE

Quantity	Common Name/Botanical Name	Size	Specifications
Trees			
3	Shumard's Red Oak *Quercus shumardii*	2" Cal.	B&B
3	Canaert Juniper *Juniperus virginiana 'Canaertii'*	7-8' Ht.	B&B
3	Prairifire Crabapple *Malus sp. 'Prairifire'*	2" Cal.	B&B
1	Legacy Sugar Maple *Acer saccharum 'Legacy'*	2" Cal.	B&B
5	Chinese Pistachio *Pistacia chinensis*	2" Cal.	B&B
1	Patmore Green Ash *Fraxinus pennsylvanica 'Patmore'*	2" Cal.	B&B
Shrubs			
6	Mentor Barberry *Berberis x mentorensis*	5 gal.	Cont.
2	Dwf. Mugho Pine *Pinus mugho var. 'Pumilio'*	18-24"	B&B or Cont.
21	'Kallay' Compact Pfitzer Juniper *Juniperus chinensis 'Pfitzeriana Kallay'*	2 gal.	Cont.
5	Blue Chip Juniper *Juniperus horizontalis 'Blue Chip'*	2 gal.	Cont.
18	Wardi Yew *Taxus x media 'Wardii'*	15-18"	B&B or Cont.
16	Anthony Waterer Spirea *Spiraea x bumalda' Anthony Waterer'*	2 gal.	Cont.
2	Sunburst Hypericum *Hypericum frondosum 'Sunburst'*	2 gal.	Cont.
Ornamental Grasses			
7	Maidengrass *Miscanthus sinensis 'Gracillimus'*	1 gal.	Cont.
10	Hameln Chinese Fountain Grass *Pennisetum alopecuroides 'Hameln'*	1 gal.	Cont.
Native Plants			
	By City		

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

DP-210
PARCEL # 2
LANDSCAPE PLAN
APPROVED 2/23/96 BY [illegible]
(calculations on reverse side)

Landscape Architects Planners
JONES ◦ RICE ◦ FOSTER, P.A.
1415 East Second Street
Wichita, Kansas 67214
(316) 262-4525
FAX (316) 262-7316
Margaret R. Jones, ASLA
Jack R. Jones, AIA
J. Michael Rice, AIA
David W. Foster, ASLA
Larry D. Hoetmer
Debra J. Foster

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Project No.: 95060
Date: 10/03/95
Drawn By: LH
Revisions:
North
SHEET
OF
Scale: 1/16"=1'-0"

REGISTERED LANDSCAPE ARCHITECT DAVID W. FOSTER NO. 976 STATE OF KANSAS

© Jones Rice Foster P.A.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 13, 2015

City of Wichita Police Department
Gavin Seiler, Interim Deputy Chief
455 N. Main, 4th Floor
Wichita, KS 67202

RE: CUP2015-25– City CUP Administrative Adjustment to DP-210 of the Shadybrook Commercial Community Unit Plan; generally located at the southeast corner of East 21st Street and Carmen (3015 E. 21st Street North).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-210, the Shadybrook Commercial Community Unit Plan ("CUP"). We understand that you wish to adjust General Provision #7 in order to construct an accessory structure with a gable roof and concrete siding. The accessory structure shall be painted a compatible color to the main structure.

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. The accessory structure shall be permitted and installed within one year.
2. The accessory structure shall be painted a compatible color to the main structure.
3. The Administrative Adjustment applies only to the accessory structure.

The "Development Application" sign should now be removed from the property.

W. David Barber, Interim Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Lavonta Williams, CM District I
Janet Johnson, Community Liaison District I