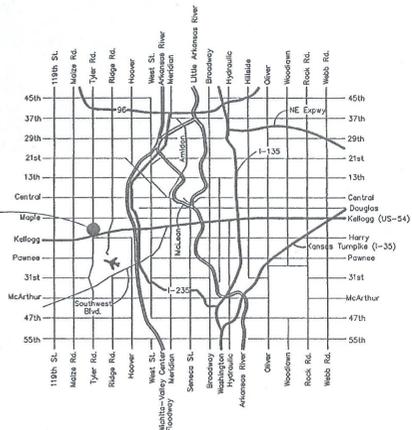
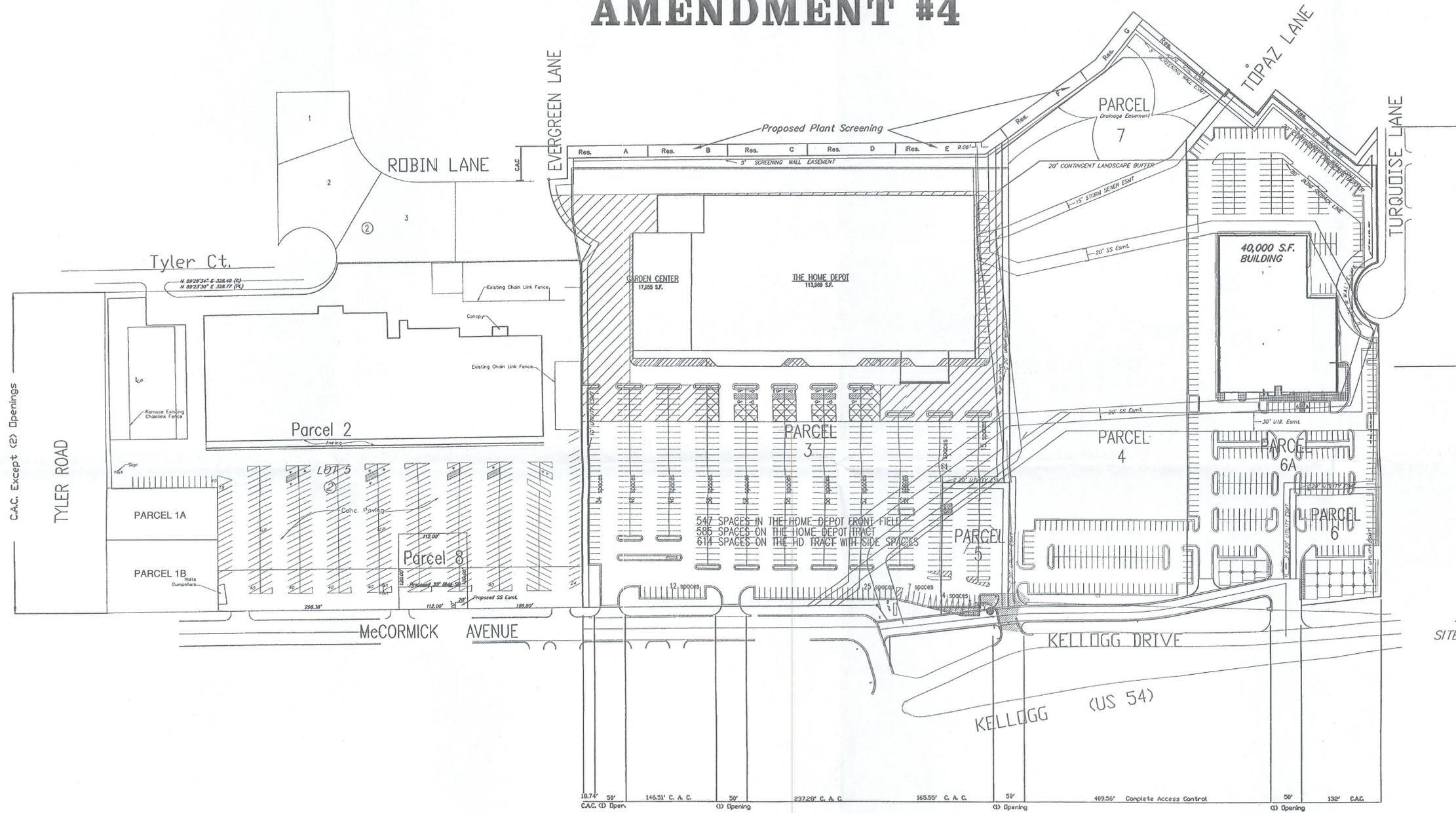


# Community Unit Plan CARRIAGE HOUSE DP-50 AMENDMENT #4



DP-50 AMENDMENT #4  
**APPROVED CUP**  
MAPC 01/22/04  
WCC 03/02/04  
SHEET 2 of 2  
MAPD Copy 1 of 2



**LOCATION MAP**

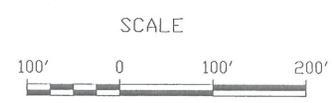
- Outdoor display/Storage area
- Promotional display area. All promotions must be reported to the Office of Central Inspection and shall not block required fire lines or driving aisles.

**APPROVED CUP**  
5/19/2022  
*Clinton Keith* CMR  
4 of 4  
FILENAME: 00302/cup

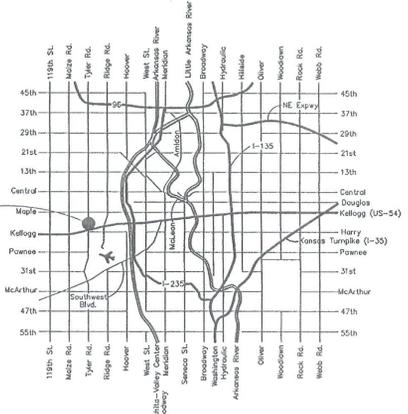
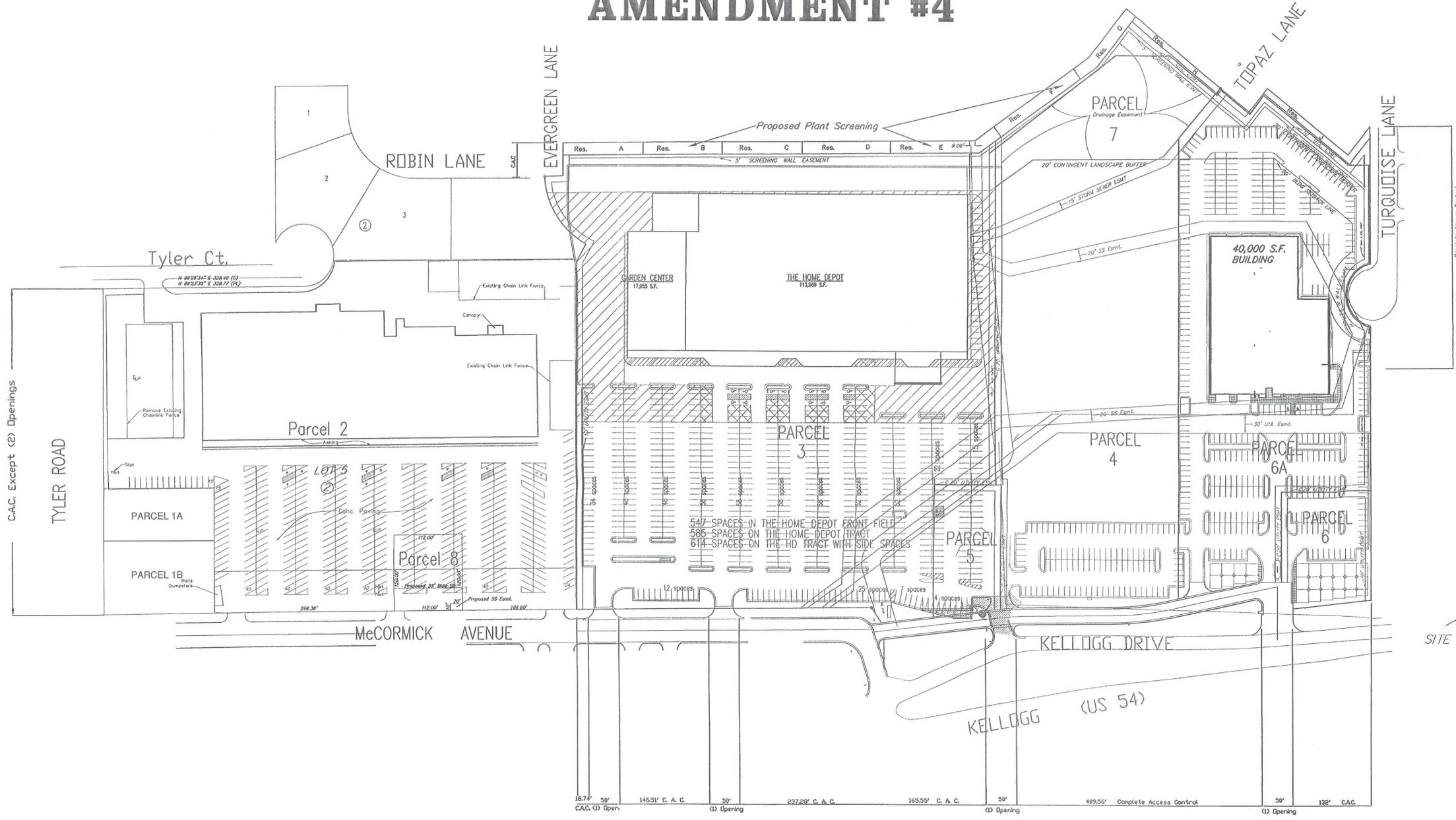
Revised: 7/26/2000  
Revised: 6/28/2000  
Revised: 2/11/2000  
Revised: 4/05/2004

**AM CONSULTING Inc.**  
ENGINEERING SERVICES  
142 N. Emporia Wichita, KS 67202  
316/265-2870 fax: 316/265-2839

# Community Unit Plan CARRIAGE HOUSE DP-50 AMENDMENT #4



DP-50 AMENDMENT #4  
**APPROVED CUP**  
 MAPC 01/22/04  
 WCC 03/02/04  
 SHEET 2 of 2  
 MAPD Copy 1 of 2



LOCATION MAP

- Outdoor display/Storage area
- Promotional display area. All promotions must be reported to the Office of Central Inspection and shall not block required fire lines or driving aisles.

Revised: 7/26/2000  
 Revised: 6/28/2000  
 Revised: 2/11/2000  
 Revised: 4/05/2004

FILENAME: 00302/cup

**AM CONSULTING** Inc.  
 ENGINEERING SERVICES  
 142 N. Emporia Wichita, KS 67202  
 316/265-2870 fax: 316/265-2839

# CARRIAGE HOUSE

# Community Unit Plan

## DP-50

## AMENDMENT #4

### GENERAL PROVISIONS

1. Curb Cuts: The maximum number of curbs cuts on Tyler Road shall not exceed two (2). One curb cut shall be allowed over the west 165 feet of parcel 2 adjoining Tyler Court.
2. On-site signs as permitted by the zoning district, provided no signs shall be located adjacent to Topaz Lane nor shall signs be placed on the north side of the proposed buildings which can be seen by residents to the north. No off-site, portable, flashing or revolving signs shall be permitted. Additionally only those signs permitted in the "LC" zoning district and by this CUP shall be permitted in the West 395 feet and the North 295 of parcel 2. No temporary display signs are permitted on any parcel developed with auto sales, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons, except that fixed banners, affixed to light poles and not exceeding 50 sq. ft. of material per light pole, will be permitted. However, in addition to the above, affixed banners or special promotional items shall be limited to twelve events per year not to exceed ninety (90) days per year for all events combined.
3. All utilities shall be installed underground.
4. A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
5. A. Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.  
B. A landscape plan shall be prepared by a landscape architect for the planting screens and all of Parcels 2, 3 and 6, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.  
C. The planting shall be installed during the first planting season after the issuance of a building permit on that portion of the parcel included in the building permit. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.  
D. A planting screen shall be provided and maintained along the entire northeast portion of Parcel 4 and 6A that does not abut the existing drainage easement. This buffer shall be no less than twenty (20) feet in width, south of the existing wall along the property and consist of at least two rows of evergreen trees. The existing drainage easement shall not be included as part of the landscape buffer, but a single row of evergreen trees shall be planted and maintained along the portion of Parcel 4 and 6A that abuts the drainage easement. This planting screen shall be shown on the revised site plan. The landscape plan shall be prepared by a landscape architect and shall be submitted to the Planning Department for its review and approval prior to the issuance of any building permits.
6. All lights shall be directed so as not to shine directly toward the residential properties to the north, west and east.
7. A six (6) to eight (8) feet solid wall shall be constructed of brick, stone, masonry, architectural tile or similar material (not including wood or woven wire) along the north and east property lines as shown on the plan view except that the wall in Parcels 3, 4 and 6A where it abuts residential shall be 8 feet in height. The entire wall in Parcels 3, 4 and 6A where it abuts residential shall be 8 feet in height. The entire wall in Parcels 3, 4 and 6A shall be constructed at such time as a building permit is issued for any building on Parcel 3, 4 or 6A and simultaneous to the beginning of any construction on these buildings. The wall shall be constructed at least 20 feet south of the north line of these parcels, and the area north of the wall shall be planted with a combination of grass, low shrubs and trees adjacent to residentially zoned property. The landscaping shall be maintained by the respective owners of Parcels 3, 4 and 6A unless the adjacent residential owners agree to maintain the landscaping.  

The wall or walls shall not be constructed on any utility easement.
8. Minimum building setbacks shall be as indicated on the plan.
9. Off-street parking and loading spaces shall be provided as required by ordinance.
10. All structures on parcels 2, 3, 4 and 6A shall face to the south. Building signs on Parcels 2, 3, 4 and 6A shall not face any residentially zoned property.
11. Prior to the issuance of any building permit on Parcel 1, the Department of Engineering shall be contacted and satisfactory arrangements made for the construction of a temporary accel/decel lane along Tyler; and a petition for the construction of a permanent accel/decel lane when Tyler Road is improved to four lanes shall be submitted.
12. All drives indicated on the plan shall be private drives.
13. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
14. The owner of Parcel 3 shall guarantee the following improvements at the time of platting, unless the Traffic Engineer determines the improvements are not feasible or not warranted: construct a second WB left turn lane at Kellogg and Tyler, construct a partial median enclosure at Kellogg and Reca prohibiting left turn and through movements from Reca, a traffic signal at Belview/McCormick and Tyler, mark a WB left turn lane at Belview/McCormick and Tyler, construct a five-lane on Tyler from Belview/McCormick to Kellogg, mark a SB left turn lane at Belview/McCormick and Tyler, construct an EB left turn lane at Belview/McCormick and Tyler.

15. A. All parking light poles in Parcels 3 and 5 shall be of the same color and design and shall have cut-off fixtures which direct light away from nearby residential areas. Light poles shall be limited to a maximum height of 40 feet except those within 200 feet of residential areas. Those poles shall be limited to 20 feet in height unless the fixtures are angled to direct light away from residential areas.  
B. All parking light poles in Parcels 4, 6 and 6A shall be of the same color and design as Parcel 3 and shall have cut-off fixtures, which direct light away from nearby residential areas. Light poles on Parcels 4, 6 and 6A shall be limited to a maximum height of 40 feet except those within 200 feet of any residential area, which shall be limited to 15 feet in height.
16. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
17. All drainage ways and dedications shall be confirmed at the time of platting. A lot grading plan shall be prepared in general conformance with the concept drainage plan prior to issuance of any building permits.
18. Any open space, signs, drainage facilities, drives, or parking area shall be privately owned and maintained unless otherwise determined at the time of platting.
19. Prior to the issuance of any building permit on Parcel 3, the Department of Engineering shall be contacted and satisfactory arrangements made for the construction of SB left-turn lane on Tyler and a petition for the construction of signalization of the Tyler and McCormick intersection.
20. Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
21. 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 and be binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
22. If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
23. At the time of platting, a cross-lot circulation agreement between Parcels 3, 4, 5, 6 and 6A assigning maintenance responsibilities will be required.
24. The driveway for the sales lot in Parcel 4 shall be in conformance with the access controls on the recorded plat. Driveway access for parcel 4 and 6A shall remain a joint access with Parcel 5.
25. For Parcel 3, outdoor storage shall be subject to the limitations and standards for development in the LC districts and any temporary truck/trailer storage permitted under these standards shall be behind screening walls. All open display shall be limited to the limitations and standards for development in LC districts, except that year-round display and seasonal nursery/garden display areas are permitted as indicated on the site plan any fencing of these areas must be of wrought iron or similar materials that are approved by the Planning Director. In addition, outdoor storage/display of rental trucks, and display of trailers, sheds, or other merchandise available for sale within the building shall be allowed within 100 feet south of the street wall line of the front of the building. Such display/storage shall not utilize parking required by the Unified Zoning Code, block required fire lanes and shall be located within designated areas as shown on the face of the CUP document.
26. No deliveries or trash pickup are permitted for Parcel 3, Parcel 4, or Parcel 6A after 9:00 p.m. or earlier than 7:00 a.m., and no outdoor loudspeakers are permitted on these parcels.
27. Parcel 3, Parcel 4 and Parcel 6A shall be treated as though they have direct frontage on Kellogg, in terms of the parking lot needing to meet the landscaping requirements of the Landscape Ordinance.
28. 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.
29. There shall be no elevated platforms for the display of vehicles.
30. All parking, storage, and display areas shall be paved with concrete, asphalt, or asphaltic concrete. Parking barriers shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-ways.
31. Passenger vehicles shall be the only vehicles permitted for display within 50 feet of the West property line of Parcel 2.
32. Any fencing of the outdoor vehicle and equipment sales area on Parcel 2 shall be of wrought iron or similar materials that are approved by the Planning Director.
33. No outside storage of salvaged vehicles or parts shall be permitted in association with new and used automotive sales, leasing and service on Parcel 2.
34. Any vehicle sales lot on Parcel 2 shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on Parcel 2 shall be entirely within a building.
35. The vehicle sales lot in Parcels 4, 6 and 6A shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on the site shall be entirely within a building. No body or fender work shall be done on the premises without first obtaining "GC" General Commercial zoning.
36. Exterior audio systems shall be prohibited on the West 395 feet and the North 295 feet of parcel 2.
37. Building setbacks are as shown unless otherwise provided for on the plat or in the zoning codes provisions.
38. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

### Parcel #1A:

1. Net area: 0.36 acres or 15,613 sq. ft.
2. Maximum building coverage: 35% of 15,613 sq. ft. or 5,465 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 5,464 sq. ft.
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
8. Prohibited uses: mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

### Parcel #1B:

1. Net area: 0.47 acres or 20,574 sq. ft.
2. Maximum building coverage: 35% of 20,574 sq. ft. or 7,201 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 7,201 sq. ft.
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
8. Prohibited uses: mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

### Parcel #2:

1. Net area: 8.51 acres or 370,816 sq. ft.
2. Maximum building coverage: 30% or 111,245 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 129,786 sq. ft.
5. Floor area ratio: 0.35
6. Proposed uses: Shopping center and/or offices, recreational and entertainment-indoor, professional personal services, comparison and convenience shopping, outdoor overnight parking of accessory vehicles. (See Administrative Adjustment Dated 11-15-91), outdoor vehicle & equipment sales and warehousing only on the portion of the property zoned "GC" (See Amendment #3) Any automotive service or repair conducted on the site shall be entirely in an enclosed building. *Night club, limited to a total of 6,100 square feet of gross floor area (AMEND #5)*
7. Maximum number of buildings: Two (2) (per Administrative Adjustment Dated Sept, 18, 1999)

### Parcel #3:

1. Net area: 482,236 sq. ft. or 11.07 acres±
2. Maximum Building Coverage: 27.5% or 132,615 sq. ft.
3. Maximum Building Height: 35 ft., except that up to 15% of the parapet on any building facade may extend to 40 feet as a decorative element.
4. Maximum Floor Area: 132,615 sq. ft.
5. Floor Area Ratio: 0.275
6. Proposed uses: General retail, construction sales and services, restaurant (incidental/accessory to other proposed uses), ATM, as restricted in the "LC" district and by Sec. 111-D[bb]
7. Maximum number of buildings: Two (2)

### Parcel #4:

1. Net area: 211,319 sq. ft. or 4.85 Ac.±
2. Maximum Building Coverage: 30% or 63,396 sq. ft.
3. Maximum Building Height: 40 Feet
4. Maximum Floor Area: 63,396 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed Uses: Financial, office, convenience and service oriented retail, parking area, commercial, personal care services, printing and copying, limited restaurant (incidental/accessory to other proposed uses), ATM, construction sales and service, service station, convenience store, and outdoor vehicle sales. No outside storage of salvaged vehicles or parts shall be permitted.
7. Maximum number of buildings: Three (3)

### Parcel #5:

1. Net area: 22,344 sq. ft. or 0.51 acres±
2. Maximum Building Coverage: 30% or 6,703 sq. ft.
3. Maximum Building Height: 35 ft.
4. Maximum Floor Area: 6,703 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed uses: Financial, Office, convenience and service oriented retail, restaurant, service station, vehicle repair limited, general retail.
7. Maximum number of buildings: One (1)

### Parcel #6A:

1. Net area: 210,169 sq. ft. or 4.82 Ac.±
2. Maximum Building Coverage: 30% or 63,051 sq. ft.
3. Maximum Building Height: 35 Feet
4. Maximum Floor Area: 63,051 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed Uses: Same as Parcel 4
7. Maximum number of buildings: One (1)

### Parcel #6:

1. Net area: 26,515 sq. ft. or 0.61 Ac.±
2. Maximum Building Coverage: 30% or 7,954 sq. ft.
3. Maximum Building Height: 35 Feet
4. Maximum Floor Area: 7,954 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed Uses: Same as Parcel 4
7. Maximum number of buildings: One (1)

### Access Controls:

Parcel 3 shall have two openings onto McCormick and shall have one opening onto Kellogg Drive. Parcel 3 shall share one drive with Parcels 4 and 5.  
Parcel 4 shall have one opening onto Kellogg Drive and shall share the drive with Parcel 6A.  
Parcels 5 and 6 shall have complete access control except as noted above.

### Signage:

Parcel 3 shall be permitted to have one pylon sign along Kellogg with a maximum area of 150 SF.  
Parcel 4 and Parcel 6A shall be permitted to have one pylon sign each along Kellogg with a maximum total area of 250 SF; however no single sign shall be greater than 125 SF.  
Parcels 5 & 6 shall be permitted to have one monument sign along Kellogg with a maximum area of 75 SF.  
No building signs in Parcels 3 & 4 shall be permitted on the east, west, or any north facing facades.

DP-50 AMENDMENT #4  
AMENDMENT #5 - MAPD 09-09-04  
**APPROVED CUP** (MARC)  
MAPD 01/22/04 DM  
WCC 03/02/04 DM  
SHEET 1 of 2  
MAPD Copy 2 of 2

AMENDMENT #6 MAY 19, 2022

Date Last Revised: 7/26/2000

FILENAME: 00302/cup

**APPROVED CUP**

5/19/2022  
MARC  
Chris Keith  
CMR

4 F 4



**AM CONSULTING** Inc.  
ENGINEERING SERVICES  
142 N. Emporia Wichita, KS 67202  
316/265-2870 fax: 316/265-2839

GENERAL PROVISIONS

1. Curb Cuts: The maximum number of curbs cuts on Tyler Road shall not exceed two (2). One curb cut shall be allowed over the west 165 feet of parcel 2 adjoining Tyler Court.
2. On-site signs as permitted by the zoning district, provided no signs shall be located adjacent to Topaz Lane nor shall signs be placed on the north side of the proposed buildings which can be seen by residents to the north. No off-site, portable, flashing or revolving signs shall be permitted. Additionally only those signs permitted in the "LC" zoning district and by this CUP shall be permitted in the West 395 feet and the North 295 of parcel 2. No temporary display signs are permitted on any parcel developed with auto sales, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons, except that fixed banners, affixed to light poles and not exceeding 50 sq. ft. of material per light pole, will be permitted. However, in addition to the above, affixed banners or special promotional items shall be limited to twelve events per year not to exceed ninety (90) days per year for all events combined.
3. All utilities shall be installed underground.
4. A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
5. A. Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten feet in width and shall be of such a type, and maintained in such a manner as to not constitute a traffic hazard.  
 B. A landscape plan shall be prepared by a landscape architect for the planting screens and all of Parcels 2, 3 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.  
 C. The planting shall be installed during the first planting season after the issuance of a building permit on that portion of the parcel included in the building permit. A financial guarantee for the plant materials approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.  
 D. A planting screen shall be provided and maintained along the entire northeast portion of Parcel 4 and 6A that does not abut the existing drainage easement. This buffer shall be no less than twenty (20) feet in width, south of the existing wall along the property and consist of at least two rows of evergreen trees. The existing drainage easement shall not be included as part of the landscape buffer, but a single row of evergreen trees shall be planted and maintained along the portion of Parcel 4 and 6A that abuts the drainage easement. This planting screen shall be shown on the revised site plan. The landscape plan shall be prepared by a landscape architect and shall be submitted to the Planning Department for its review and approval prior to the issuance of any building permits.
6. All lights shall be directed so as not to shine directly toward the residential properties to the north, west and east.
7. A six (6) to eight (8) feet solid wall shall be constructed of brick, stone, masonry, architectural tile or similar material (not including wood or woven wire) along the north and east property lines as shown on the plan view except that the wall in Parcels 3, 4 and 6A where it abuts residential shall be 8 feet in height. The entire wall in Parcels 3, 4 and 6A where it abuts residential shall be 8 feet in height. The entire wall in Parcels 3, 4 and 6A shall be constructed at such time as a building permit is issued for any building on Parcel 3, 4 or 6A and simultaneous to the beginning of any construction on these buildings. The wall shall be constructed at least 20 feet south of the north line of these parcels, and the area north of the wall shall be planted with a combination of grass, low shrubs and trees adjacent to residentially zoned property. The landscaping shall be maintained by the respective owners of Parcels 3, 4 and 6A unless the adjacent residential owners agree to maintain the landscaping.  
  
 The wall or walls shall not be constructed on any utility easement.
8. Minimum building setbacks shall be as indicated on the plan.
9. Off-street parking and loading spaces shall be provided as required by ordinance.
10. All structures on parcels 2, 3, 4 and 6A shall face to the south. Building signs on Parcels 2, 3, 4 and 6A shall not face any residentially zoned property.
11. Prior to the issuance of any building permit on Parcel 1, the Department of Engineering shall be contacted and satisfactory arrangements made for the construction of a temporary accel/decel lane along Tyler; and a petition for the construction of a permanent accel/decel lane when Tyler Road is improved to four lanes shall be submitted.
12. All drives indicated on the plan shall be private drives.
13. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
14. The owner of Parcel 3 shall guarantee the following improvements at the time of platting, unless the Traffic Engineer determines the improvements are not feasible or not warranted: construct a second WB left turn lane at Kellogg and Tyler, construct a partial median enclosure at Kellogg and Recca prohibiting left turn and through movements from Recca, a traffic signal at Belview/McCormick and Tyler, mark a WB left turn lane at Belview/McCormick and Tyler, construct a five-lane on Tyler from Belview/McCormick to Kellogg, mark a SB left turn lane at Belview/McCormick and Tyler, construct an EB left turn lane at Belview/McCormick and Tyler.

# CARRIAGE HOUSE

15. A. All parking light poles in Parcels 3 and 5 shall be of the same color and design and shall have cut-off fixtures which direct light away from nearby residential areas. Light poles shall be limited to a maximum height of 40 feet except those within 200 feet of residential areas. Those poles shall be limited to 20 feet in height unless the fixtures are angled to direct light away from residential areas.  
 B. All parking light poles in Parcels 4, 6 and 6A shall be of the same color and design as Parcel 3 and shall have cut-off fixtures, which direct light away from nearby residential areas. Light poles on Parcels 4, 6 and 6A shall be limited to a maximum height of 40 feet except those within 200 feet of any residential area, which shall be limited to 15 feet in height.
16. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
17. All drainage ways and dedications shall be confirmed at the time of platting. A lot grading plan shall be prepared in general conformance with the concept drainage plan prior to issuance of any building permits.
18. Any open space, signs, drainage facilities, drives, or parking area shall be privately owned and maintained unless otherwise determined at the time of platting.
19. Prior to the issuance of any building permit on Parcel 3, the Department of Engineering shall be contacted and satisfactory arrangements made for the construction of SB left-turn lane on Tyler and a petition for the construction of signalization of the Tyler and McCormick intersection.
20. Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
21. 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 and be binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
22. If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc..., shall be filed with the plat of the area.
23. At the time of platting, a cross-lot circulation agreement between Parcels 3, 4, 5, 6 and 6A assigning maintenance responsibilities will be required.
24. The driveway for the sales lot in Parcel 4 shall be in conformance with the access controls on the recorded plat. Driveway access for parcel 4 and 6A shall remain a joint access with Parcel 5.
25. For Parcel 3, outdoor storage shall be subject to the limitations and standards for development in the LC districts and any temporary truck/trailer storage permitted under these standards shall be behind screening walls. All open display shall be limited to the limitations and standards for development in LC districts, except that year-round display and seasonal nursery/garden display areas are permitted as indicated on the site plan any fencing of these areas must be of wrought iron or similar materials that are approved by the Planning Director. In addition, outdoor storage/display of rental trucks, and display of trailers, sheds, or other merchandise available for sale within the building shall be allowed within 100 feet south of the street wall line of the front of the building. Such display/storage shall not utilize parking required by the Unified Zoning Code, block required fire lanes and shall be located within designated areas as shown on the face of the CUP document.
26. No deliveries or trash pickup are permitted for Parcel 3, Parcel 4, or Parcel 6A after 9:00 p.m. or earlier than 7:00 a.m., and no outdoor loudspeakers are permitted on these parcels.
27. Parcel 3, Parcel 4 and Parcel 6A shall be treated as though they have direct frontage on Kellogg, in terms of the parking lot needing to meet the landscaping requirements of the Landscape Ordinance.
28. 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.
29. There shall be no elevated platforms for the display of vehicles.
30. All parking, storage, and display areas shall be paved with concrete, asphalt, or asphaltic concrete. Parking barriers shall be installed along all perimeter boundaries adjacent to streets, except at driveway entrances or where fences are erected, to ensure that parked vehicles do not encroach onto public right-of-ways.
31. Passenger vehicles shall be the only vehicles permitted for display within 50 feet of the West property line of Parcel 2.
32. Any fencing of the outdoor vehicle and equipment sales area on Parcel 2 shall be of wrought iron or similar materials that are approved by the Planning Director.
33. No outside storage of salvaged vehicles or parts shall be permitted in association with new and used automotive sales, leasing and service on Parcel 2.
34. Any vehicle sales lot on Parcel 2 shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on Parcel 2 shall be entirely within a building.
35. The vehicle sales lot in Parcels 4, 6 and 6A shall not be conducted in conjunction with any use not directly related to such a business. Any automotive service or repair work conducted on the site shall be entirely within a building. No body or fender work shall be done on the premises without first obtaining "GC" General Commercial zoning.
36. Exterior audio systems shall be prohibited on the West 395 feet and the North 295 feet of parcel 2.
37. Building setbacks are as shown unless otherwise provided for on the plat or in the zoning codes provisions.
38. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

# Community Unit Plan DP-50 AMENDMENT #4

Parcel #1

1. Net area: 0.83 acres or 36,193 Square Feet
2. Maximum Building Coverage: 35% of 36,193 Sq. Ft. or 12,668 Square Feet
3. Maximum Building Height: 40 Feet
4. Maximum Floor area: 12,668 Square Feet
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed Uses: Financial facilities, offices, retail sales and/or service establishments, and car wash facilities subject to approval by the Board of Zoning Appeals, excluding carryout food businesses, mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

Parcel #2

1. Net area: 8.51 acres or 370,816 sq. ft.
2. Maximum building coverage: 30% or 111,245 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 129,786 sq. ft.
5. Floor area ratio: 0.35
6. Proposed uses: Shopping center and/or offices, recreational and entertainment-indoor, professional personal services, comparison and convenience shopping, outdoor overnight parking of accessory vehicles. (See Administrative Adjustment Dated 11-15-91), outdoor vehicle & equipment sales and warehousing only on the portion of the property zoned "GC" (See Amendment #3) Any automotive service or repair conducted on the site shall be entirely in an enclosed building. Night club, limited to a total of 6,100 square feet of gross floor area. (AMEND #5)
7. Maximum number of buildings: Two (2) (per Administrative Adjustment Dated Sept, 18, 1999)

Parcel #3

1. Net area: 482,236 sq. ft. or 11.07 acres±
2. Maximum Building Coverage: 27.5% or 132,615 sq. ft.
3. Maximum Building Height: 35 ft., except that up to 15% of the parapet on any building facade may extend to 40 feet as a decorative element.
4. Maximum Floor Area: 132,615 sq. ft.
5. Floor Area Ratio: 0.275
6. Proposed uses: General retail, construction sales and services, restaurant (incidental/accessory to other proposed uses), ATM, as restricted in the "LC" district and by Sec. 111-D[bb]
7. Maximum number of buildings: Two (2)

Parcel #4

1. Net area: 211,319 sq. ft. or 4.85 Ac.±
2. Maximum Building Coverage: 30% or 63,396 sq. ft.
3. Maximum Building Height: 40 Feet
4. Maximum Floor Area: 63,396 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed Uses: Financial, office, convenience and service oriented retail, parking area, commercial, personal care services, printing and copying, limited restaurant (incidental/accessory to other proposed uses), ATM, construction sales and service, service station, convenience store, and outdoor vehicle sales. No outside storage of salvaged vehicles or parts shall be permitted.
7. Maximum number of buildings: Three (3)

Parcel #5

1. Net area: 22,344 sq. ft. or 0.51 acres±
2. Maximum Building Coverage: 30% or 6,703 sq. ft.
3. Maximum Building Height: 35 ft.
4. Maximum Floor Area: 6,703 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed uses: Financial, Office, convenience and service oriented retail, restaurant, service station, vehicle repair limiter, general retail.
7. Maximum number of buildings: One (1)

Parcel #6A

1. Net area: 210,169 sq. ft. or 4.82 Ac.±
2. Maximum Building Coverage: 30% or 63,051 sq. ft.
3. Maximum Building Height: 35 Feet
4. Maximum Floor Area: 63,051 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed Uses: Same as Parcel 4
7. Maximum number of buildings: One (1)

Parcel #6

1. Net area: 26,515 sq. ft. or 0.61 Ac.±
2. Maximum Building Coverage: 30% or 7,954 sq. ft.
3. Maximum Building Height: 35 Feet
4. Maximum Floor Area: 7,954 sq. ft.
5. Floor Area Ratio: 0.30
6. Proposed Uses: Same as Parcel 4
7. Maximum number of buildings: One (1)

Parcel #7

1. Net area: 44,563 sq. ft. or 1.02 Ac.±
2. Proposed Uses: Drainage, Detention pond
3. Maximum number of buildings: Zero (0)

Parcel #8

1. Net area: 13,440 sq. ft. or 0.31 acres
2. Maximum building coverage: 30% or 4,032 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 4,704 sq. ft.
5. Floor area ratio: 0.35
6. Proposed uses: Same as Parcel 2
7. Maximum number of buildings: One (1)

Access Controls:

Parcel 3 shall have two openings onto McCormick and shall have one opening onto Kellogg Drive. Parcel 3 shall share one drive with Parcels 4 and 5.  
 Parcel 4 shall have one opening onto Kellogg Drive and shall share the drive with Parcel 6A.  
 Parcels 5 and 6 shall have complete access control except as noted above.

Signage:

Parcel 3 shall be permitted to have one pylon sign along Kellogg with a maximum area of 150 SF.  
 Parcel 4 and Parcel 6A shall be permitted to have one pylon sign each along Kellogg with a maximum total area of 250 SF; however no single sign shall be greater than 125 SF.  
 Parcels 5 & 6 shall be permitted to have one monument sign along Kellogg with a maximum area of 75 SF.  
 No building signs in Parcels 3 & 4 shall be permitted on the east, west, or any north facing facades.

DP-50 AMENDMENT #4  
 AMENDMENT #5 - MAPC 01-22-04  
**APPROVED CUP** (MAR)  
 MAPC 01/22/04 DM  
 WCC 03/02/04 DM  
 SHEET 1 of 2  
 MAPD COPY 2 of 2

Date Last Revised: 7/26/2000

FILENAME: 00302/cup



**AM CONSULTING** Inc.  
**ENGINEERING SERVICES**  
 142 N. Emporia Wichita, KS 67202  
 316/285-2870 fax: 316/285-2839



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 20, 2022

Jeff Lange Real Estate  
4852 S Broadway  
Wichita KS 67216

**RE: CUP2022 00018:** City CUP amendment to DP-50 to split Parcel 1 into two parcels and amend uses per permit drive-thru restaurant on property zoned LC Limited Commercial on the northeast corner of South Tyler Road and West McCormick Avenue (616 S Tyler)

Dear Applicants;

At its regular meeting on May 19, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to APPROVE the request with the following conditions:

1. The amendment shall apply only to the new Parcels 1A and 1B.
2. The applicant shall provide a revised landscape plan for Parcels 1A and 1B for review and approval prior to issuance of building permits for new construction. New landscaping shall be installed prior to issuance of occupancy permits for new construction or the next growing season if applicable.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. 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.

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 June 2, 2022. 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 June 2, 2022 at 5:00 p.m.

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on Tuesday, June 21, 2022 beginning at 9:00 a.m.

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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Associate Planner

Copies to: MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, CSR District IV  
Kim Edgington  
Kaw Valley Engineering, c/o Kate Mikhaylichenko



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 20, 2022

Jeff Lange Real Estate  
4852 S Broadway  
Wichita KS 67216

**RE: CUP2022-00018:** City CUP amendment to DP-50 to split Parcel 1 into two parcels and amend uses per permit drive-thru restaurant on property zoned LC Limited Commercial on the northeast corner of South Tyler Road and West McCormick Avenue (616 S Tyler)

Dear Applicant;

At its regular meeting on May 19, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The amendment shall apply only to the new Parcels 1A and 1B.
2. The applicant shall provide a revised landscape plan for Parcels 1A and 1B for review and approval prior to issuance of building permits for new construction. New landscaping shall be installed prior to issuance of occupancy permits for new construction or the next growing season if applicable.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. 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.

No protests were filed against this case. Therefore the Planning Commission decision is final.

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,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth  
Current Plans  
Associate Manager

Copies to: MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, CSR District IV  
Kim Edgington  
Kaw Valley Engineering, c/o Kate Mikhaylichenko

RESOLUTION No. **CUP2022-00018**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-50 CARRIAGE HOUSE COMMUNITY UNIT PLAN TO CREATE PARCEL 1A AND PARCEL 1B FROM PARCEL 1; AMEND ALLOWED USES IN THOSE PARCELS; AND ALLOW DRIVE THRU RESTAURANTS; ON PROPERTY ZONED LC LIMITED COMMERCIAL; ON THE EAST SIDE OF SOUTH TYLER ROAD AND WITHIN ONE-BLOCK NORTH OF WEST KELLOGG DRIVE, 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 0.82-acre property zoned LC Limited Commercial with CUP DP-50, legally described below:

**CUP2022-00018**  
**DP-50**

Lot 1, Carriage House 3rd Addition, Wichita, Sedgwick County, Kansas.

**Parcel 1A text of Community Unit Plan DP-50 shall read:**

1. Net area: 0.36 acres or 15, 613 sq. ft.
2. Maximum building coverage: 35 percent of 15, 13 sq. ft. or 5,46 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 5,464 sq. ft.
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
8. Prohibited uses: Mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

**Parcel 1B text of Community Unit Plan DP-50 shall read:**

1. Net area: 0.36 acres or 15, 613 sq. ft.
2. Maximum building coverage: 35 percent of 15, 13 sq. ft. or 5,46 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 5,464 sq. ft.
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
8. Prohibited uses: Mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

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

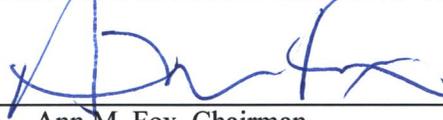
1. The amendment shall apply only to the new Parcels 1A and 1B.
2. The applicant shall provide a revised landscape plan for Parcels 1A and 1B for review and approval prior to issuance of building permits for new construction. New landscaping shall be installed prior to issuance of occupancy permits for new construction or the next growing season if applicable.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. 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 1<sup>st</sup> Day of JANUARY, 2023

METROPOLITAN AREA PLANNING COMMISSION



Ann M. Fox, Chairman

ATTEST:



Scott Wadle, Secretary



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	425993	Print Legal Ad-IPL01245720 - IPL0124572	OCA 150004	\$251.68	3	100 L

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

kgonzalez@wichita.gov

## LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on June 1, 2023  
 (One Time Only)  
 MAPC/BA June 22, 2023  
 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, June 22, 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, 2nd 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.

CON2023-00013: Conditional Use request in the City to permit Nightclub in the City on property zoned Limited Commercial, within 500 feet of a park, generally located on the southeast corner of West Douglas Avenue and South Seneca Street (1019 W. Douglas Ave).

CON2023-00024: Conditional Use request in the City to allow Vehicle and Equipment Sales, Outdoor, generally located on the northeast corner of East 13th Street North and North Topeka Avenue (404 East 13th Street North).

CON2023-00025: Conditional Use request in the City to allow Wrecking and Salvage (with ZON2023-00035 to change SF-5 to LI), to bring existing use into compliance; generally located on the northwest corner of West Eastner Avenue and South Bahr Street.

CUP2023-00018: Request in the City to Amend the Chelsea Station CUP DP-62 to allow a 40.47 square foot mural on the north elevation of the building on Parcel 11; generally located west of North Broadmoor Street and south of East 21st Street North (2023 N. Broadmoor).

CLP2023-00019: Request in the City to amend CLP DP-356 to permit Vehicle Sales/Rental, Outdoor on Parcel 2, increase height of masonry screening to 8 feet, and increase size of Parcel 2; located on the north side of East Kellogg Drive, within one-quarter mile east of South Rock Road.

RUD2023-00006: Zone change request in the City from TF-3 Two-Family Residential to FUD Planned Unit Development #114 to for custom development standards and allow shipping containers to be used for residence; located on the southeast corner of East 1st Street North and North Poplar Avenue (158 North Poplar).

VAC2023-00019: Vacation request in the City to vacate a portion of a platted access control to allow access to a community boat ramp for the Rennick Addition; located on the north side of West 45th Street North and one-half mile west of North Hoover Road.

VAC2023-00020: Vacation request in the City to vacate a portion of a platted alley to allow for future redevelopment; generally located south of East 21st Street North, between North Market Street and North Park Place.

VAC2023-00021: Request in the City to vacate a portion of an easement in which the existing building encroaches 2.26 feet; located on the northwest corner of South Lulu Avenue and East 49th Street (4999 S. Lulu Ave).

VAC2023-00022: Vacation request in the City to vacate 100 linear feet of alley south of Lot 1 to allow better use of property and control access to owner's buildings; generally located south of East Central Avenue and east of North Moosley Avenue (448 8amp; 430 N Moosley Avenue).

ZON2023-00029: Zoning change request in the City from Single-Family Residential SF-5 to Two-Family Residential TF-3, generally located west of Young Street and 283.5 feet north of West 1st Street North (225 N Young).

ZON2023-00030: Zone change request in the City from Single-Family Residential SF-5 to Two Family Residential TF-3, generally located on the west of North Arkansas Avenue and north of West 38th Street North (3825 N Arkansas).

ZON2023-00031: Zone change request in the City from General Office GO to Neighborhood Retail NR; generally located on the south side of East English Street and east side of South Hillside Avenue (200 S Hillside).

ZON2023-00033: Zone change request in the City from TF-3 Two-Family Residential District to GO General Office District for a medical office; generally located south of East Elm Street and north of East Central Avenue, on the west side of North Lorraine Avenue and the east side of North Chautauque Avenue.

ZON2023-00034: Zone change request in the City from SF-5 to MF-18, subject to Protective Overlay #413 to allow multiple duplexes on one lot; generally located west of North Clara Street, within 180 feet south of West Elm Street (741 North Clara).

ZON2023-00035: Zone change request in the City from SF-5 Single-Family Residential to LI Limited Industrial (with ZON2023-25 for Wrecking/Salvage) to bring a property into compliance; generally located on the west side of South Bahr Street, north West Eastner Ave (1701 & 1721 S Bahr St).

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

Join Zoom Meeting

<https://us06web.zoom.us/j/4089866967?pwd=a0k3bW9yS0RlbnFJOTdFY0pPVkRlUT09>

Meeting ID: 408 986 6967

Passcode: 094136

One tap mobile

+16099090633 4089866967#; \*094136# US (San Jose)

+17193594580 4089866967#; \*094136# US

Meeting ID: 408 986 6967

Passcode: 094136

Find your local number: <https://us06web.zoom.us/j/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](mailto: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: 316.858.7784

WITNESS MY HAND on June 1, 2023

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0124572

Jun 1 2023

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

1 insertion(s) published on:

06/01/23

STATE OF KANSAS)

SS

County of Sedgwick)

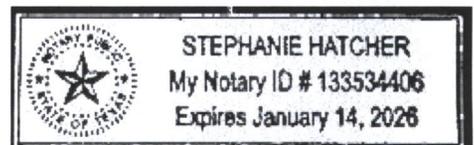
Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has 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 06/01/2023 to 06/01/2023.

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

DATED: 06/01/2023

Stephanie Hatcher

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



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



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	252694	WIC-4-28-2022	OCA 150004	\$126.00	1	15.00 in

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

Copy of ad content  
 is on the next page

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

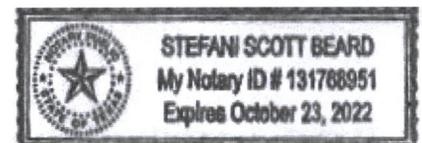
No. of Insertions: 1  
 Beginning Issue of: 04/28/2022  
 Ending Issue of: 04/28/2022

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 04/28/2022 to 04/28/2022.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
 DATED: 05/04/2022

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



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



**LEGAL PUBLICATION**

OCA 150004  
Published in The Wichita Eagle  
on April 28, 2022 (596833)  
(One Time Only)

**MAPC/BZA May 19, 2022**

**OFFICIAL HEARING NOTICE**

NOTICE IS HEREBY GIVEN that on Thursday, May 19, 2022, no earlier than 1:30 p.m. the Wichita-Sedwick County Metropolitan Area Planning Commission Board Zoning Appeals will consider the following applications. The meeting will be held virtually; public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedwick County Metropolitan Area Planning Department at (316) 268-4421.

**CON2022-0007:** City Conditional Use for ancillary parking (associated with VAC2022-0011) on property zoned SF-5 Single-Family Residential; generally located on the north side of West 62nd Street North and within one-quarter mile west of North Hoover Road.

**CUP2022-0007:** City CUP Amendment to DP-327 for reduction of term requirement for property development, generally located on the east side of North Maize Road and within one-quarter mile north of West 29th Street North (3134 North Maize Road).

**CUP2022-0016:** City CUP Amendment to CUP DP-37 for vehicle sales in LC Limited Commercial Zoning, generally located on the north side of West Kollogg Drive and within one-quarter mile west of North Eisenhower Airport Parkway (7800 West Kollogg Drive).

**CUP2022-0017:** City CUP Amendment to DP-18 to permit warehouse self-storage as a permitted use on Parcel L, with ZON2022-0025 zone change to GO General Office on property located within one-quarter mile north of West 21st Street North and within one-half mile east of North Amidon Avenue.

**CUP2022-0018:** City CUP amendment to DP-50 to split Parcel 1 into two parcels and amend uses to permit drive-thru restaurant on property zoned LC Limited Commercial on the northeast corner of South Tyler Road and West McCormick Avenue (616 S Tyler).

**PUD2022-0009:** City Zone Change from NR Neighborhood Retail and LC Limited Commercial to PUD Planned Unit Development to permit live entertainment in addition to the existing commercial uses on property located on the southwest corner of West Maple Street and South Meridian Avenue (301 S Meridian).

**VAC2022-0008:** City Vacation of platting street right-of-way in SF-5 Single-Family Zoning, generally located within 1000 feet east of North Seneca Street and within 100 feet north of West 53rd Street North (550 North Salina).

**VAC2022-0009:** City Vacation of a portion of West 22nd Street North abutting SF-5 Single-Family Residential and LC Limited Commercial to allow for proposed self-storage facility to an arterial street, generally located within 50 feet north of West 21st Street North and within one-half mile east of North Amidon Avenue.

**VAC2022-0010:** City Vacation of stailor's text and a portion of a setback to permit a clubhouse and pool in Reserve F, Remick Addition on property zoned SF-5 Single-Family Residential, generally located on the north side of West 45th Street North and within one-quarter mile west of North Hoover Road.

**VAC2022-0011:** City Vacation of a portion of a platting setback to permit parking (associated with CON2022-0007 for ancillary parking) on property zoned SF-5 Single-Family Residential, generally located on the north side of West 45th Street North and within one-quarter mile west of North Hoover Road.

**ZON2022-0025:** City Zone Change from SF-5 Single-Family Residential to GO General Office (with CUP2022-0017) to permit warehouse, self-storage on parcel located within one-quarter mile north of West 21st Street North and within one-half mile east of North Amidon Avenue.

**ZON2022-0016:** City Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential for duplex development on property located on the south side of West Pawnee Avenue and one-half mile east of South 125th Street West.

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 Wichita-Sedwick County Unified Zoning Code, the same will then be discussed and considered by the 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.

**PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:**

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

**Submit Comments Ahead of Time**  
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedwick 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-Sedwick County Metropolitan Area Planning Department Attn: Scott Wade 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.658.7744

**Participate Remotely**  
Please join this meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>  
You can also dial in using your phone.

United States: +1 (671) 317-3112  
Access Code: 651-544-141

Join from a video-conferencing room or system.  
Dial in or type: 67.217.75.2 or ircosm@global.gotomeeting.com  
Meeting ID: 651 544 141  
Or dial directly: 651544141@67.217.75.2 or 67.217.75.296651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/app/651544141>

**Attend In-Person**  
You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit [www.wichita.gov/visitcityhall](http://www.wichita.gov/visitcityhall). 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 (316-268-4444) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on April 28, 2022  
Scott Wade, Secretary  
Wichita-Sedwick County  
Metropolitan Area Planning Commission



**STAFF REPORT**  
MAPC: May 19, 2022  
DAB IV: June 6, 2022

CASE NUMBER: CUP2022-00018 (City)

APPLICANT/AGENT: Jeff Lange Real Estate (Applicant), Kim Edgington (Agent), Kaw Valley Engineering (Agent)

REQUEST: Amendment to CUP DP-50

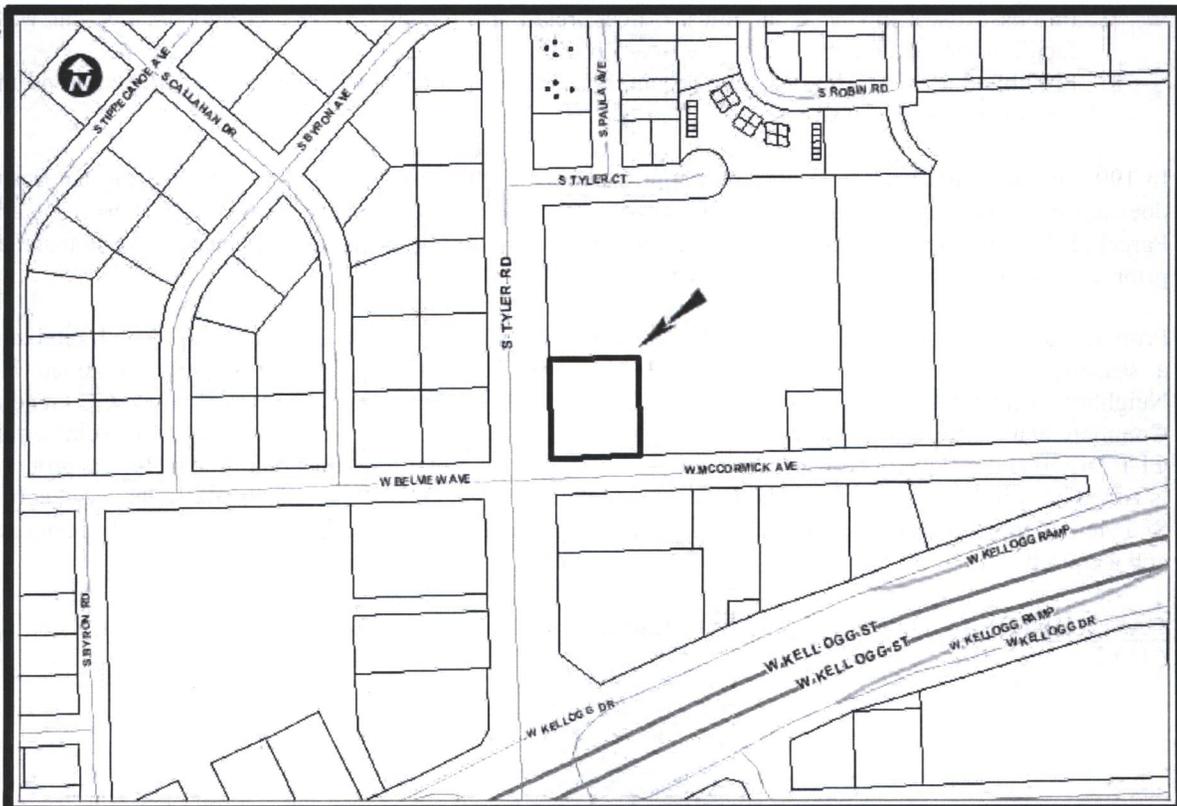
CURRENT ZONING: LC Limited Commercial

SITE SIZE: 0.82 acres

LOCATION: On the east side of S. Tyler Road and within one-block north of W Kellogg Street (616 S. Tyler)

PROPOSED USE: To create Parcel 1A and Parcel 1B from Parcel 1; amend allowed uses in those parcels; and allow drive thru restaurants

RECOMMENDATION: Approval subject to amended provision of CUP DP-50



**BACKGROUND:** The applicant is requesting an amendment to the Community Unit Plan, CUP DP-50 to create Parcel 1A and Parcel 1B from Parcel 1 and amend allowed uses in those parcels. The property is zoned LC Limited Commercial and located on the east side of S. Tyler Road and within one-block north of West Kellogg Street (616 S. Tyler). This area is currently developed with a diner and parking. The existing development standards for Parcel #1 exclude carry-out food businesses. The applicant proposes to permit drive-thru restaurants on the proposed new parcels. Below is the proposed amended text to the CUP.

**Parcel #1A:**

1. Net area: 0.36 acres or 15, 613 sq. ft.
2. Maximum building coverage: 35 percent of 15, 13 sq. ft. or 5,46 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 5,464 sq. ft.
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
8. Prohibited uses: Mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

**Parcel #1B:**

1. Net area: 0.36 acres or 15, 613 sq. ft.
2. Maximum building coverage: 35 percent of 15, 13 sq. ft. or 5,46 sq. ft.
3. Maximum building height: 40 feet
4. Maximum floor area: 5,464 sq. ft.
5. Floor area ratio: 0.35
6. Maximum number of buildings: one (1)
7. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
8. Prohibited uses: Mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

In 1997, the attached landscape plan was approved by the Planning Department. The existing landscape does not meet the current standards. Staff recommends a new landscape plan pertaining to Parcel 1A and Parcel 1B be submitted and approved prior to the issuance of building permits and landscaping be installed prior to occupancy permits or the next growing season.

Property to the north is zoned GC General Commercial within CUP DP-50 and is developed with retail and a seasonal outdoor garden center. Farther north, outside of the CUP, the property is zoned NR Neighborhood Retail and is developed with a motorcycle shop. Property to the south is zoned GC General Commercial and is developed with a strip mall. Property to the east is zoned LC Limited Commercial within CUP DP-50 and is developed with retail and restaurant uses. Farther east, outside of the CUP, the property is zoned LC Limited Commercial and is developed with a pool and patio shop. Property to the west, across S. Tyler Road, is zoned SF-5 Single Family Residential and is developed with a single-family residence and a church.

**CASE HISTORY:** On May 12, 1997, the Carriage House Plaza 3rd Addition was created. In 2004, the CUP was amended.

**ADJACENT ZONING AND LAND USE:**

North:	GC with CUP DP-50 and NR	Motorcycle shop
South:	GC	Strip mall
East:	LC	Retail and restaurants, Pool and patio shop
West:	SF-5	Single-Family residence and church

**PUBLIC SERVICES:** South Tyler Road is a paved, five-lane arterial with sidewalks on both sides. Access to the new Parcels 1A and 1B will be via a shared access drive along S. Tyler Road and W. McCormick. Wichita Transit does not serve this area. The site is served by municipal water and sewer.

**CONFORMANCE TO PLANS/POLICIES:** The proposed application is in conformance to 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 "Commercial." This category is described as follows: *"Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with residential uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types."*

**RECOMMENDATION:** Based upon the information available at the time the report was prepared, staff recommends the amendment to CUP DP-50 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

1. The amendment shall apply only to the new Parcels 1A and 1B.
2. The applicant shall provide a revised landscape plan for Parcels 1A and 1B for review and approval prior to issuance of building permits for new construction. New landscaping shall be installed prior to issuance of occupancy permits for new construction or the next growing season if applicable.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. 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: Property to the north is zoned GC General Commercial within CUP DP-50 and is developed with retail and a seasonal outdoor garden center. Farther north, outside of the CUP, the property is zoned NR Neighborhood Retail and is developed with a motorcycle shop. Property to the south is zoned GC General Commercial and is developed with a strip mall. Property to the east is zoned LC Limited Commercial within CUP DP-50 and is developed with retail and restaurant uses. Farther east, outside of the CUP, the property is zoned LC Limited Commercial and is developed with a pool and patio shop. Property to the west, across S. Tyler Road, is zoned SF-5 Single Family Residential and is developed with a single-family residence. Permitted development, with the proposed amendment, fits the uses and character of the immediate area.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial with CUP DP-50, which permits commercial development of restaurant uses, in addition to others as defined in the CUP.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed CUP amendment to permit drive-thrus for restaurants should not detrimentally impact nearby property owners to any greater extent than the existing allowed in the CUP and other existing uses in the area.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it permits additional businesses in the area. Approval of this application is not anticipated to have a significant detrimental impact on public health, safety, or welfare. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is in conformance to 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 "Commercial." This category is described as follows: "*Encompasses areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with residential uses. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.*"
6. Impact of the proposed development on community facilities: The proposed use should not have negative impacts on community facilities.

Attachments:

1. Recommended CUP amendment language
2. Proposed layout of buildings
3. CUP DP-19 Drawing
4. Parcel 1 Approved Landscape Plan
5. Aerial Map
6. Zoning Map
7. Land Use Map
8. Site Photos

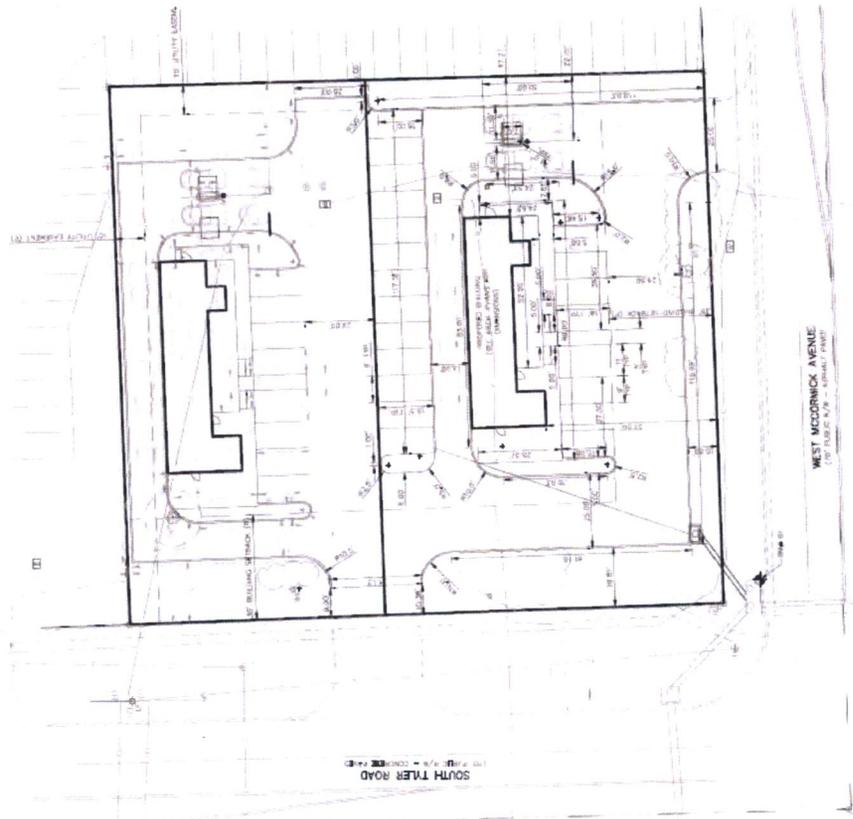
**Planning Staff Recommended Amended Language to CUP DP-50**

**Parcel #1A:**

9. Net area: 0.36 acres or 15, 613 sq. ft.
10. Maximum building coverage: 35 percent of 15, 13 sq. ft. or 5,46 sq. ft.
11. Maximum building height: 40 feet
12. Maximum floor area: 5,464 sq. ft.
13. Floor area ratio: 0.35
14. Maximum number of buildings: one (1)
15. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
16. Prohibited uses: Mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.

**Parcel #1B:**

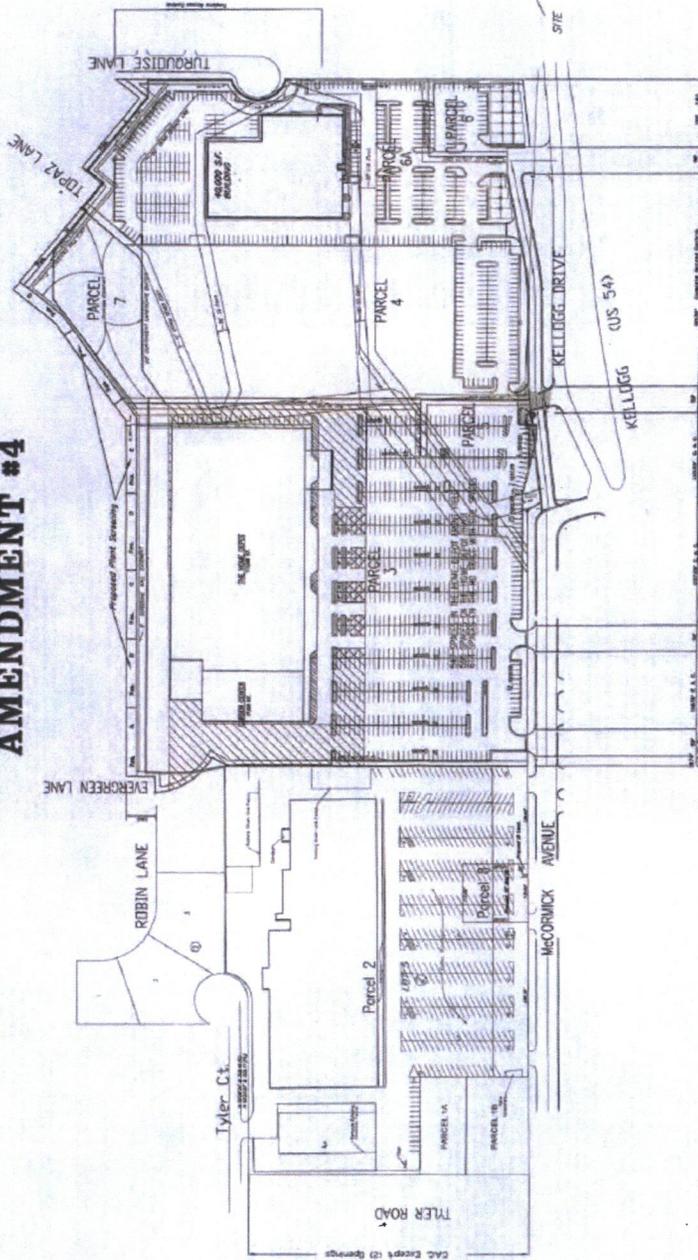
9. Net area: 0.36 acres or 15, 613 sq. ft.
10. Maximum building coverage: 35 percent of 15, 13 sq. ft. or 5,46 sq. ft.
11. Maximum building height: 40 feet
12. Maximum floor area: 5,464 sq. ft.
13. Floor area ratio: 0.35
14. Maximum number of buildings: one (1)
15. Proposed uses: Financial facilities, offices, retail space and/or service establishments, car wash facilities subject to approval by the Board of Zoning Appeals, drive-through restaurant.
- Prohibited uses: Mortuaries, auto repair shops, motels, hotels, storage garages, filling stations and convenience grocery stores.



1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.

# Community Unit Plan CARRIAGE HOUSE DP-50 AMENDMENT #4



DP-50 AMENDMENT #4  
**APPROVED CUP**  
MPC 01/21/21  
MCC 07/21/21  
3 Year s.r.p.2  
MAPS CUP 1 of 2

Revised: 7/26/2020  
Revised: 8/28/2020  
Revised: 9/11/2020  
Revised: 4/23/2024



Outdoor display/Storage area  
 Proposed display area. All dimensions must be reviewed in the Office of Center for Planning and Development for the final or existing plans.



DATE: 08/11/2011  
 DRAWN BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 PROJECT: LANDSCAPE ARCHITECTURE

**LANDSCAPE CIRCUMSTANCE CALC'S**

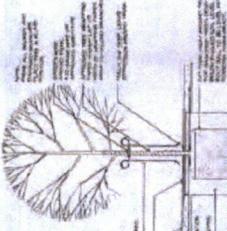
LANDSCAPE CIRCUMSTANCE CALC'S  
 PROJECT: A NEW FACILITY FOR DAVIS-MOORE CHEVROLET  
 8200 WEST KELLOGG WICHITA, KANSAS  
 DATE: 08/11/2011  
 DRAWN BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 PROJECT: LANDSCAPE ARCHITECTURE

**PLANT LIST**

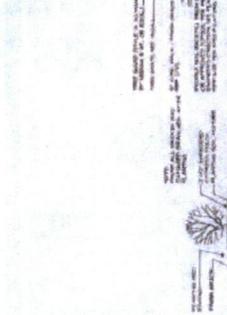
PLANT NAME	QUANTITY	SIZE	PLANTING DATE	PLANTING METHOD	PLANTING NOTES
...	...	...	...	...	...

**PROPERTY DESCRIPTION**

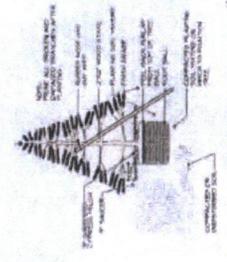
PROPERTY DESCRIPTION  
 8200 WEST KELLOGG WICHITA, KANSAS  
 DATE: 08/11/2011  
 DRAWN BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 PROJECT: LANDSCAPE ARCHITECTURE



**1 DECIDUOUS TREE PLANTING DETAIL**



**2 SHRUB PLANTING DETAIL AT UNPAVED AREAS**



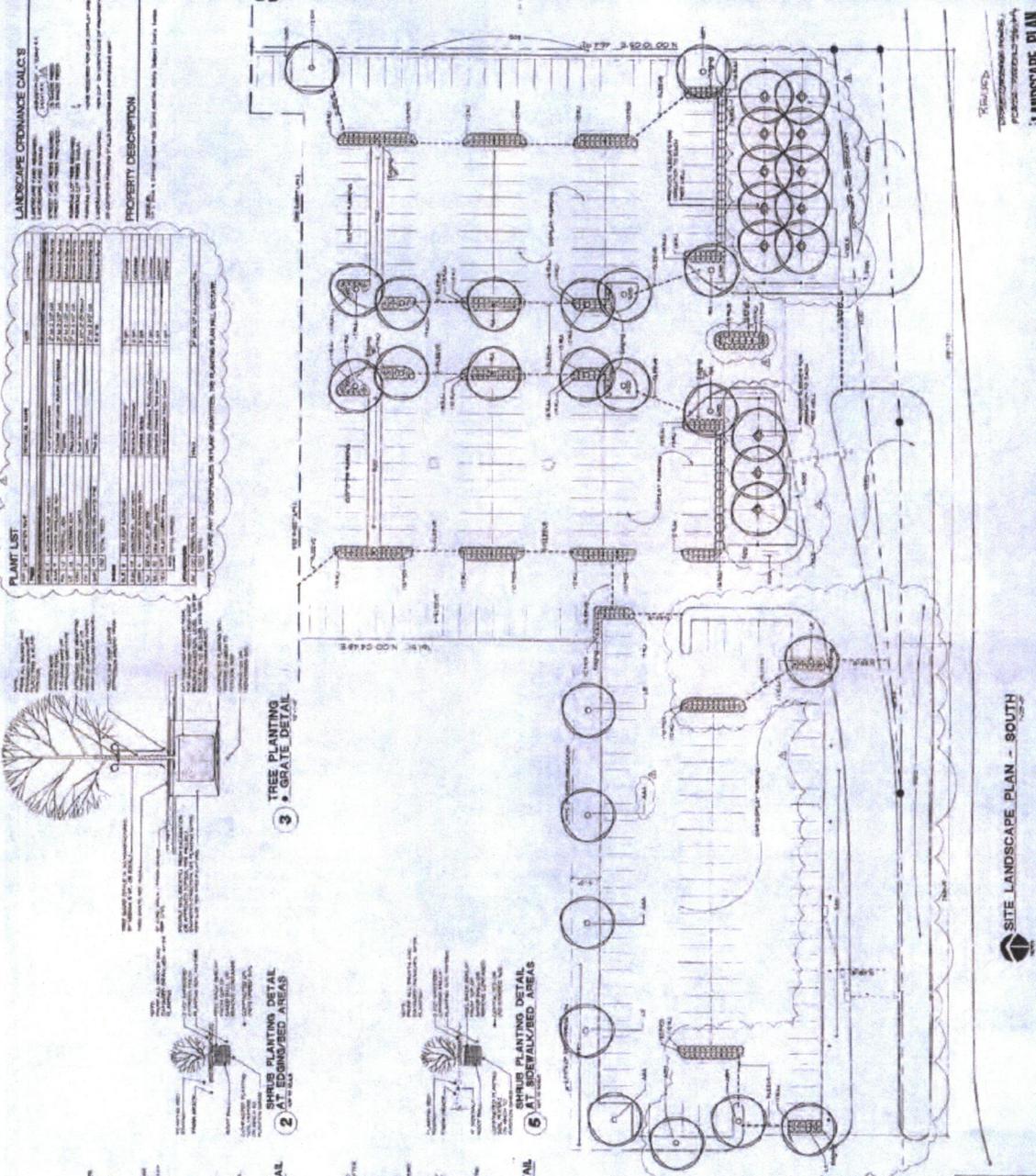
**3 TREE PLANTING DETAIL AT GRATE DETAIL**

**4 EVERGREEN TREE PLANTING DETAIL**

**5 SHRUB PLANTING DETAIL AT PAVED AREAS**

**GENERAL LANDSCAPE NOTES**

GENERAL LANDSCAPE NOTES  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.  
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.  
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.  
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.  
 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.



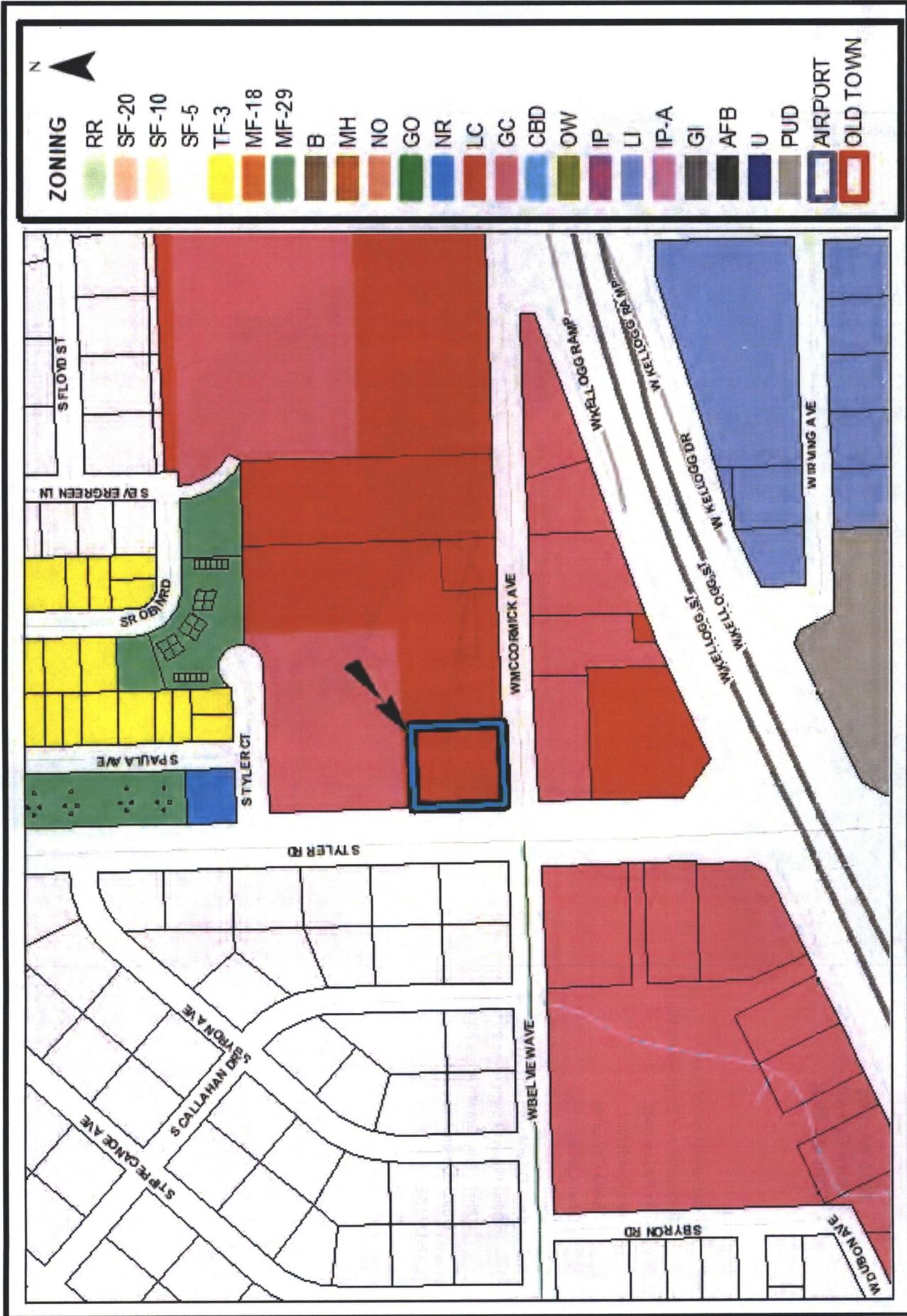
**SITE LANDSCAPE PLAN - SOUTH**

**LANDSCAPE PLAN**

PROJECT: A NEW FACILITY FOR DAVIS-MOORE CHEVROLET  
 8200 WEST KELLOGG WICHITA, KANSAS  
 DATE: 08/11/2011  
 DRAWN BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 PROJECT: LANDSCAPE ARCHITECTURE

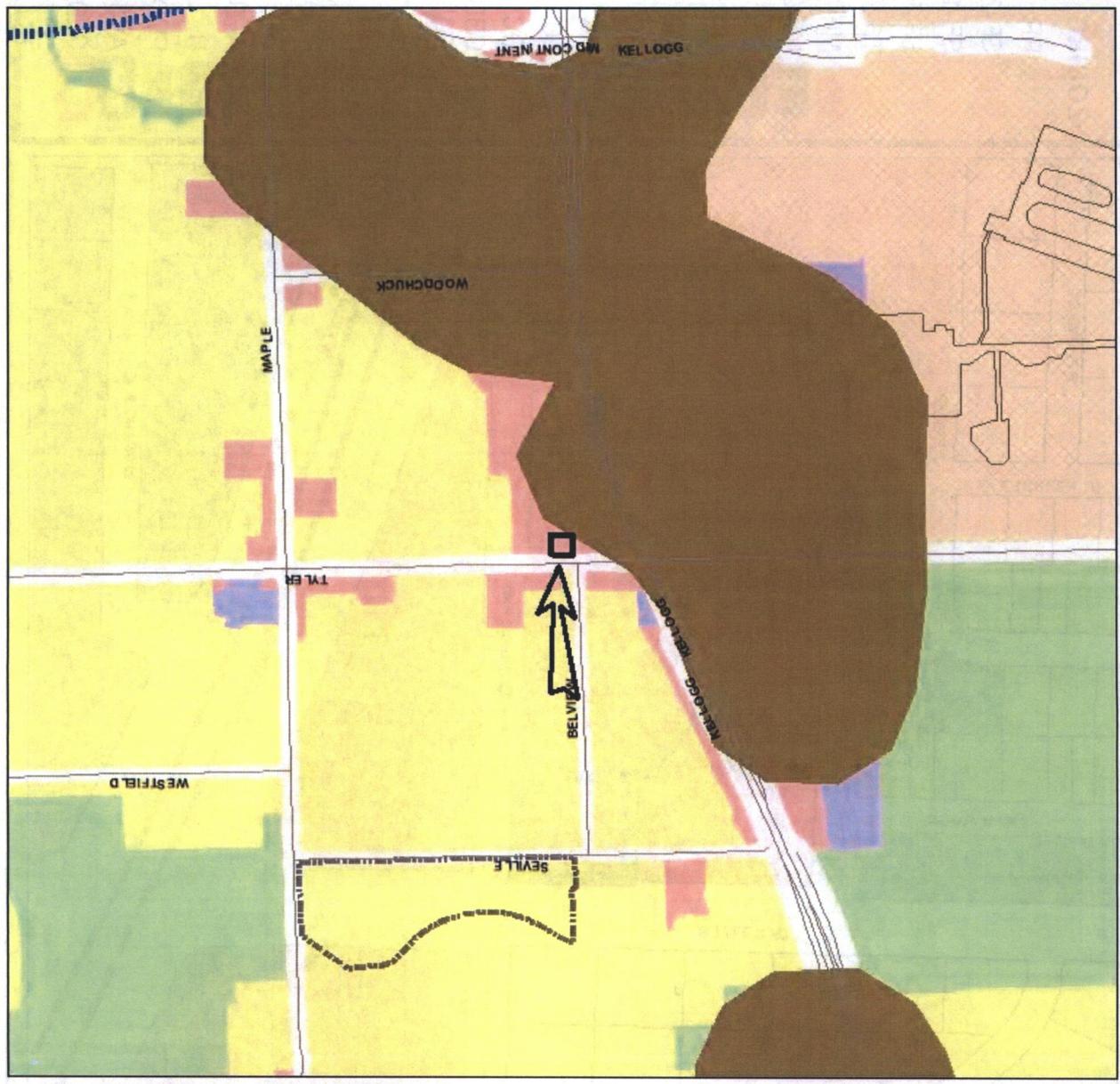
**LP1.1**





# 2035 Wichita Future Growth Concept Map

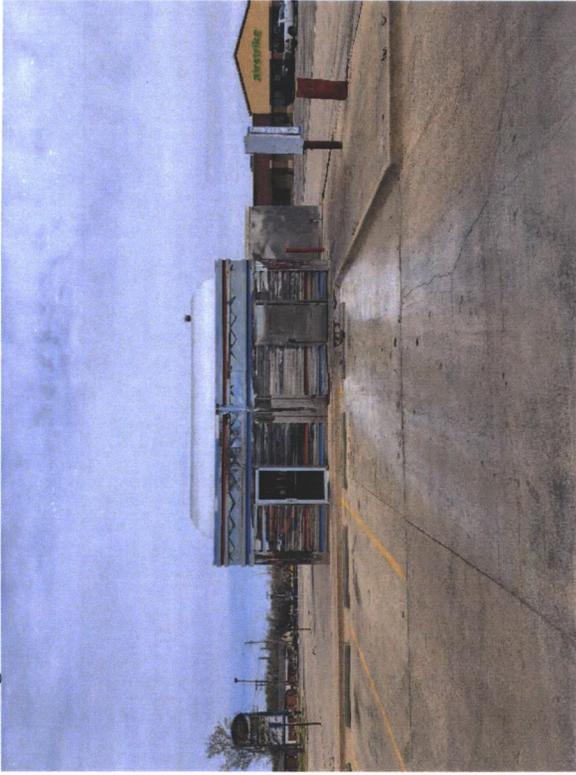
- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



Looking west towards site



Looking north towards site



Looking east towards site



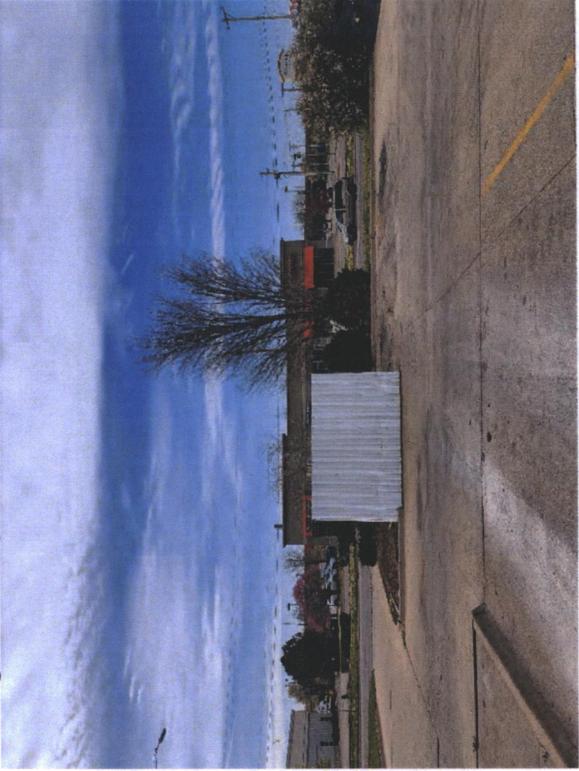
Looking south towards site



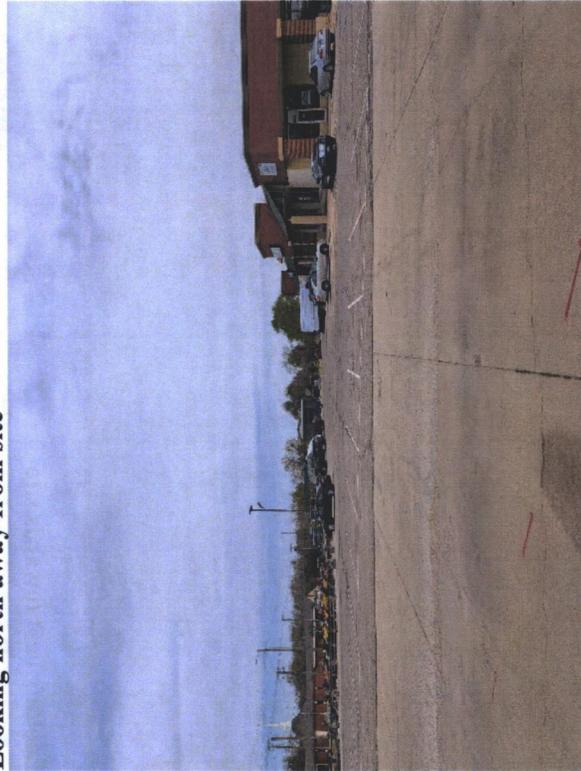
Looking east away from site



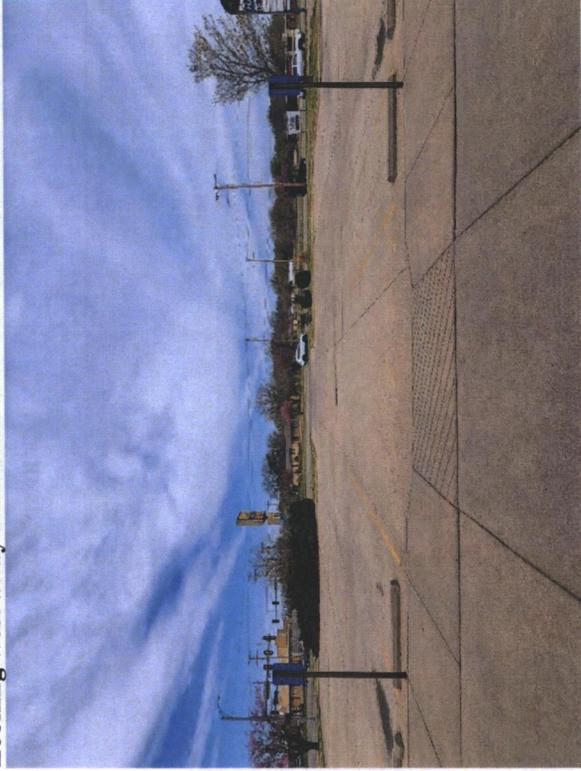
Looking south away from site

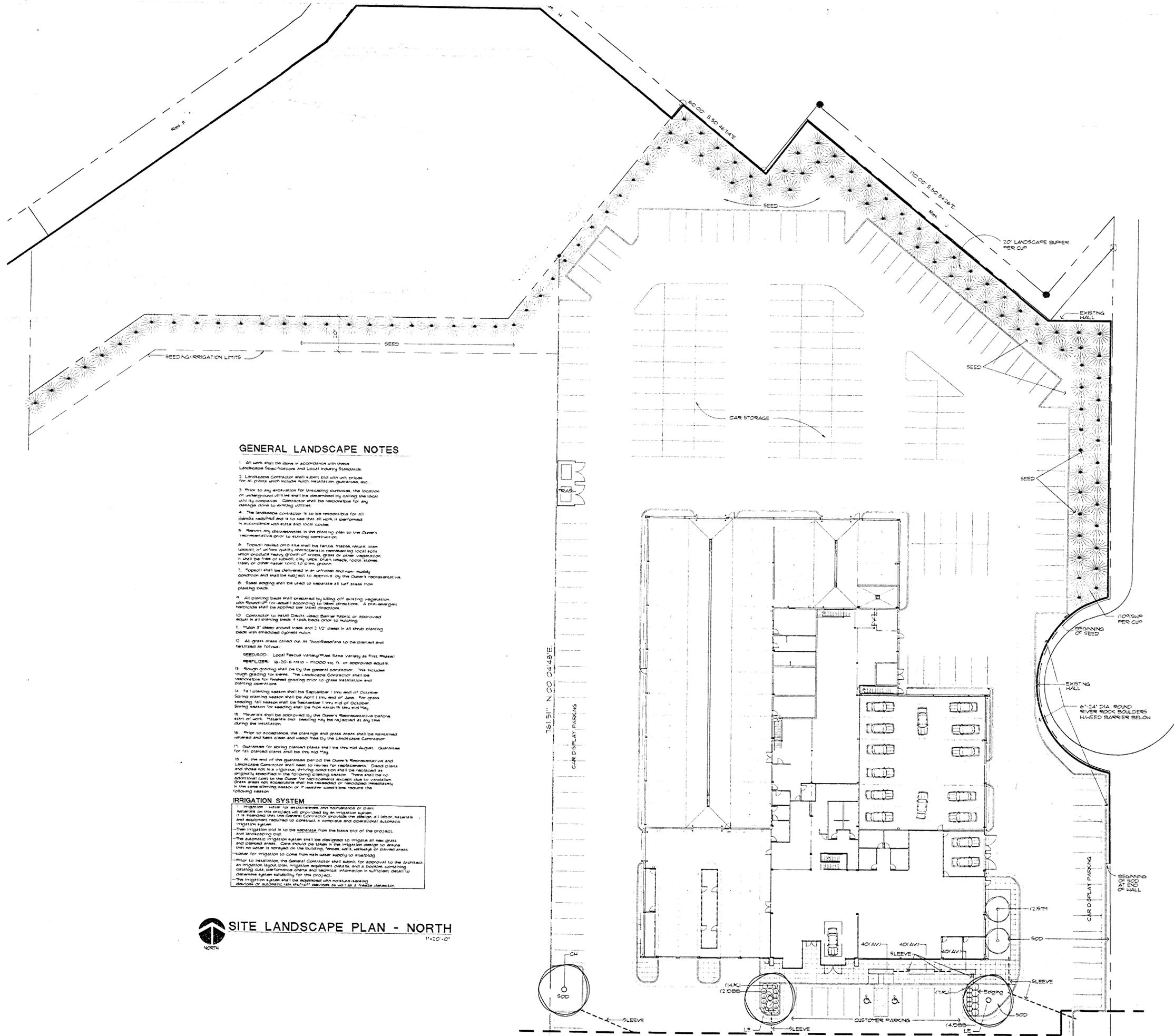


Looking north away from site



Looking west away from site





**GENERAL LANDSCAPE NOTES**

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Landscape Contractor shall submit bid with unit prices for all items which include mulch installation (guarantees, etc.)
3. Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Contractor shall be responsible for any damage done to existing utilities.
4. 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.
5. Review any discrepancies in the drawing plan to the Owner's representative prior to starting construction.
6. Topsoil placed onto site shall be fertile, friable, natural, loose topsoil of uniform quality characteristic representing local soils which produce heavy growth of grasses, grasses or cover vegetation. It shall be free of stumps, clay lumps, brick, weeds, roots, stones, trash or other matter toxic to plant growth.
7. Topsoil shall be delivered in an uniform and non-muddy condition and shall be subject to approval by the Owner's representative.
8. Seed adding shall be used to separate all turf areas from planting beds.
9. All planting beds shall be prepared by killing off existing vegetation with Roundup® (or actual) according to label directions. A pre-emergent herbicide shall be applied per label directions.
10. Contractor to install 6" x 6" wood framing fabric or approved equal in all planting beds 4" rock beds prior to mulching.
11. Mulch 3" deep around trees and 2 1/2" deep in all shrub planting beds with irradiated organic mulch.
12. All grass areas called out as "Seed/Sod" are to be planted and fertilized as follows:  
 SEED/SOD: Local Fescue Variety Plant Same Variety as First Phase!  
 FERTILIZER: 16-20-8 ratio - 10000 sq. ft. or approved equal.
13. Rough grading shall be by the general contractor. This includes rough grading for trees. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operation.
14. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.
15. Materials shall be approved by the Owner's Representative before start of work. Materials and seeding may be rejected at any time during the installation.
16. Prior to acceptance, the plantings and grass areas shall be maintained watered and kept clean and weed free by the Landscape Contractor.
17. Guarantee for seeding planted plants shall be thru mid August. Guarantee for fall planted grass shall be thru mid May.
18. 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 adequate shall be reseeded or resodded immediately in the same planting season or if weather conditions require the following season.

**IRRIGATION SYSTEM**

1. Irrigation - water for establishment and maintenance of plants related to this project will be provided by an irrigation system. It is intended that the General Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.

-The irrigation bid is to be separate from the base bid of the project and landscaping bid.

-The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.

-Water for irrigation to come from main water supply to building.

-Prior to installation the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details and a booklet containing detailed site performance data and technical information in sufficient detail to determine system suitability for this project.

-The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

**SITE LANDSCAPE PLAN - NORTH**  
11-20-01

DATE DRAWN  
9-22-99  
REVISIONS

PRINTS ISSUED  
OWNER REVIEW  
11-3-99

BIDDING 11-23-99  
CONTRACT NO. 120-00

**JEFF KREMBEL ASSOCIATES**  
ARCHITECTURE  
1302 S. EAST WICHITA, KS 67201  
316-261-1111  
http://www.jkarchitect.com  
inquiries@jkarchitect.com



DATE 11-24-99  
© Copyright 1999,  
Jeff Krembel Associates

A NEW FACILITY FOR:  
**DAVIS-MOORE CHEVROLET**  
8200 WEST KELLOGG  
WICHITA, KANSAS

PROJECT NUMBER  
99065  
SHEET TITLE  
SITE LANDSCAPE PLAN

SHEET NUMBER

**LP1.2**

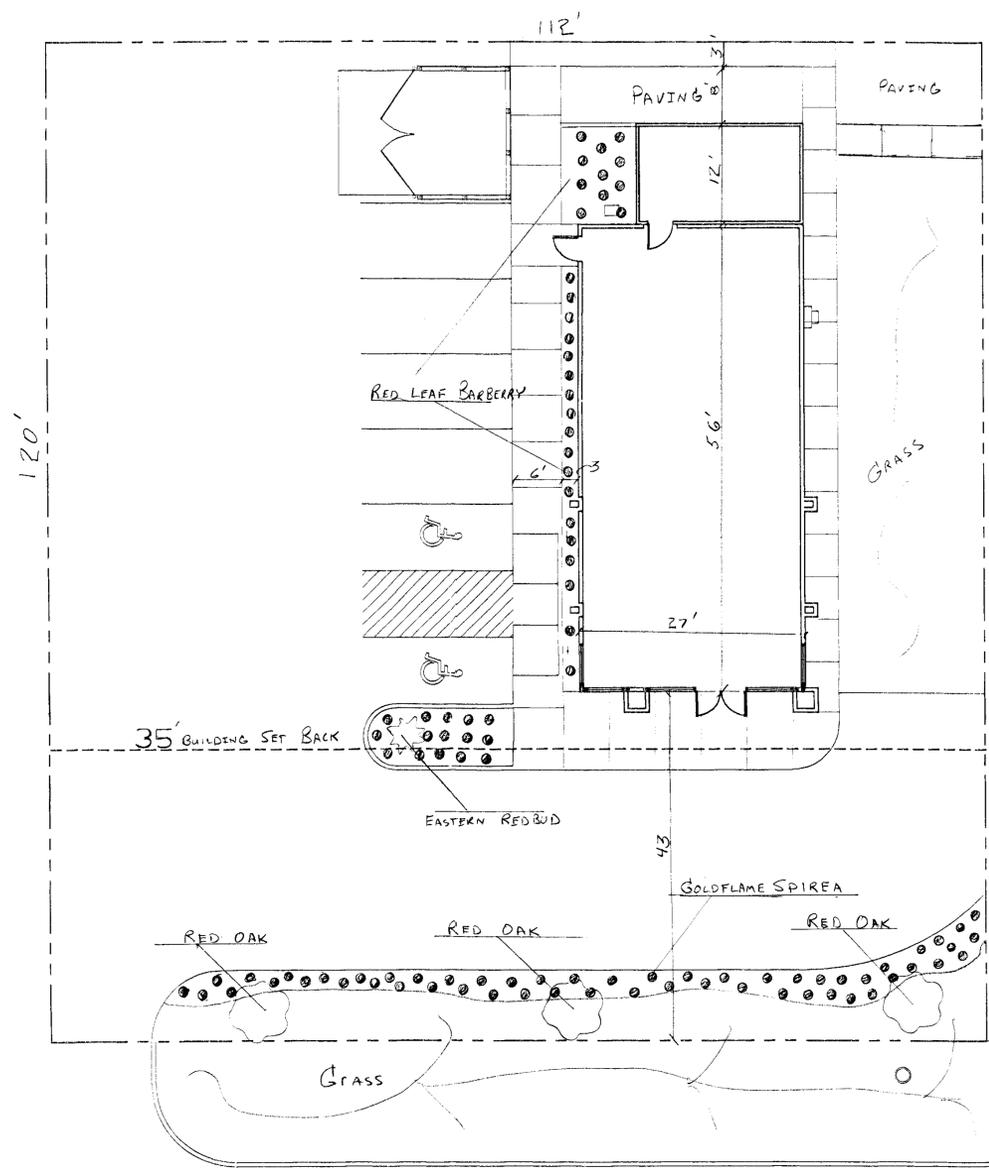








- 3 - 2 1/2" - 3" RED OAK
- 1 - 2" EASTERN REDBUD
- 55 - 2 GAL GOLDFLAME SPIREA
- 15 - 2 GAL BLUE MIST SHUB
- 30 - RED LEAF BARBERRY



DR50 CARRIAGE HOUSE  
 PARCEL 8  
**LANDSCAPE PLAN**  
 APPROVED *[Signature]* BY *[Signature]*

**LANDSCAPE CALCULATIONS**

120' (TOTAL FRONTAGE LENGTH)  
 12' @ 90' FT PER FOOT = 1080' LOT DEPT.  
 896 SQ. FT. LANDSCAPE REQUIRED  
 984 SQ. FT. LANDSCAPE AREA PROVIDED

**LEGAL DESCRIPTION**

THAT PART OF LOT 5, BLOCK 2, CARRIAGE HOUSE PLAZA SECOND ADDITION, NICHOLS, SEDGWICK COUNTY, KANSAS DESCRIBED AS COMMENCING AT THE S.W. CORNER OF SAID LOT 5, THENCE N84°21'E, ALONG THE SOUTH LINE OF SAID LOT 5, 411.95 FEET TO A POINT 541.95 FEET EAST OF THE WEST LINE OF THE NW 1/4 OF SEC 28, T4P, 21-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS FOR A PLACE OF BEGINNING; THENCE N84°21'E, ALONG THE SOUTH LINE OF SAID LOT 5, 12 FEET; THENCE N00°34'09"W, 20 FEET; THENCE S89°12'11"W, 1/2 FEET; THENCE S00°34'09"E, 120 FEET TO THE PLACE OF BEGINNING.

**LOT AREA CALCULATIONS**

PERVIOUS AREA 1782 SQ. FT.  
 IMPERVIOUS AREA 11653 SQ. FT.  
 TOTAL LOT AREA 13440 SQ. FT.

**LANDSCAPE PLAN**  
 1"=10'-0"

DESIGN CREDITS  
 Pat-Lin Market Bldg  
 1302 E. Lincoln  
 Wichita, KS 67211  
 (316) 941-8898 fax (316) 941-8828 fax  
**DAVIDA HANEQ ARCHITECT**  
 302 north rock rd. suite 201, wichita, kansas 67206, 316 694 0880

NEW DELIVERY / CARRY-OUT FOR  
**PAPA JOHN'S**  
*Delivering The Perfect Pizza*

drawn by:

name	date

job number:  
 122,9906

**LS-1**  
 of sheets

3630 W Mc Cormick  
 04/23/11

**LEGEND**

- A.E. - AMERICAN SLM
- B.H. - BLUE HAYEN
- C.C. - COTTON-LESS COTONWOOD
- J.B.P. - JAPANESE BLACK PINE
- R.F.C. - RADIANT FLOWERING CRAB
- W.B. - WICHITA BLUE
- W.N. - WEEPING WILLOW

MAT'L	QTY	COST PER TREE	MAN-HOURS REQ'D	COST
A.E.	2'	7	@30 = 210.00	
B.H.	5'-6"	7	@24 = 168.00	
C.C.	2"	7	@40 = 280.00	
J.B.P.	6'-0"	2	@60 = 120.00	
R.F.C.	6'-7"	10	@20 = 200.00	
W.B.	6'-0"	17	@24 = 408.00	
W.N.	10'-0"	10	@25 = 250.00	
SUB-TOTAL			\$1636.00	1686.00
PLANTING & SEEDING AREA'S REQUIRED			2720.00	
			TOTAL	\$4556.00

**NOTE**

1. SPACING BETWEEN TREES IS 15'-0" FR CENTER TO CENTER OF TREE. TYPICAL FOR ALL TREES
2. AREA TO BE SEED AROUND PERIMETER WITH KENTUCKY FESCUE #31, SLOW AROUND WITH A MIXTURE (1) TO (1) BUFFLO GRASS RYE #6 PER THOUSAND SQUARE FEET.

DANIEL-HILL NURSERY  
WICHITA, KANSAS

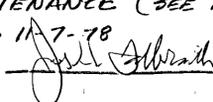
---

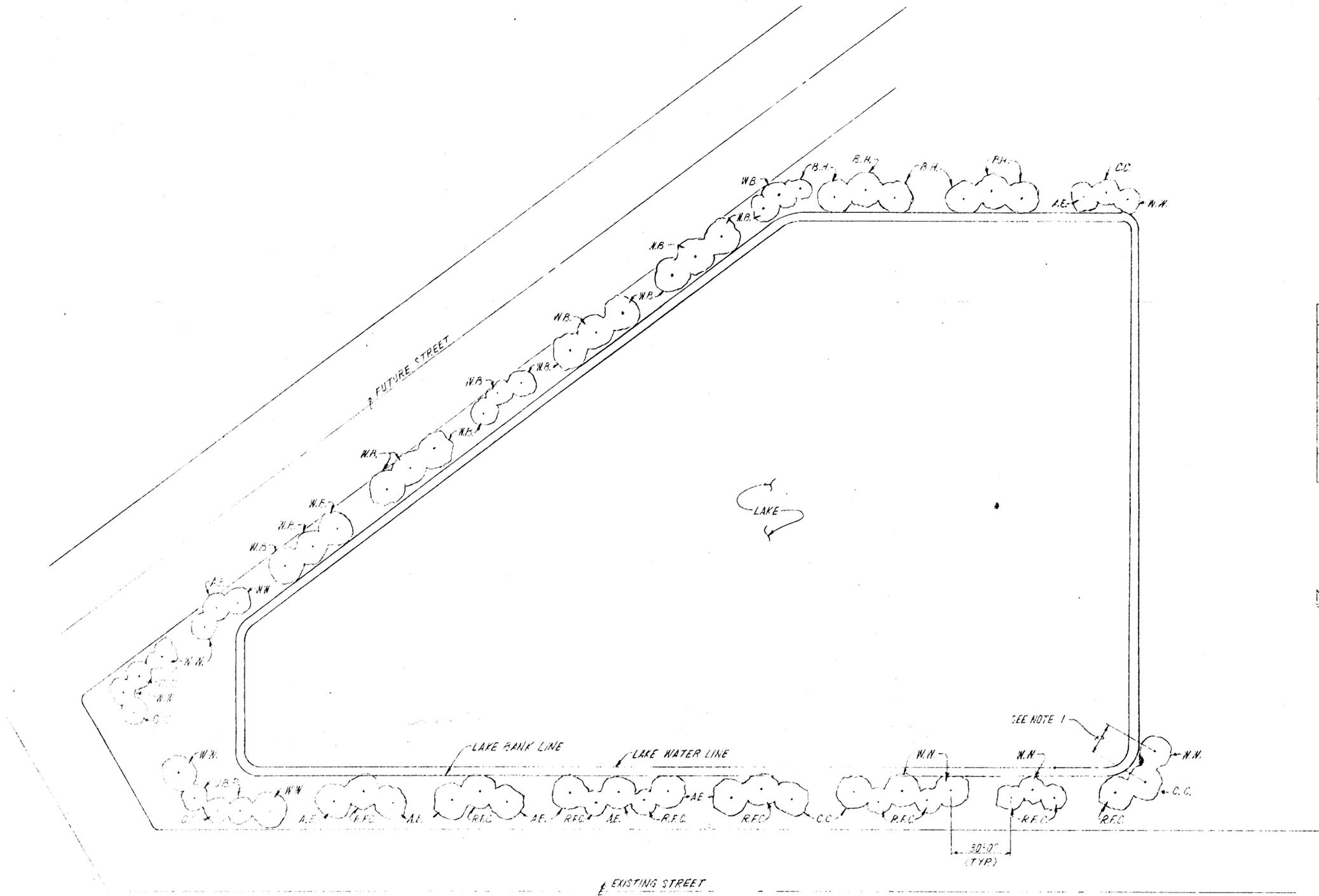
LAKE LANDSCAPE

---

ARCH: P. Bishop	REV: 0	SCALE: (N)	SHT: 1
DATE: 6-28-78			

**AMENDED LANDSCAPE PLAN FOR PARCEL No. 3 OF THE CARRIAGE HOUSE CUP (DP-50) APPROVED SUBJECT TO PROVISION OF ADEQUATE WATER AND CONTINUED MAINTENANCE (SEE LETTER OF APPROVAL DATED 11-7-78)**


11/8/78  
date

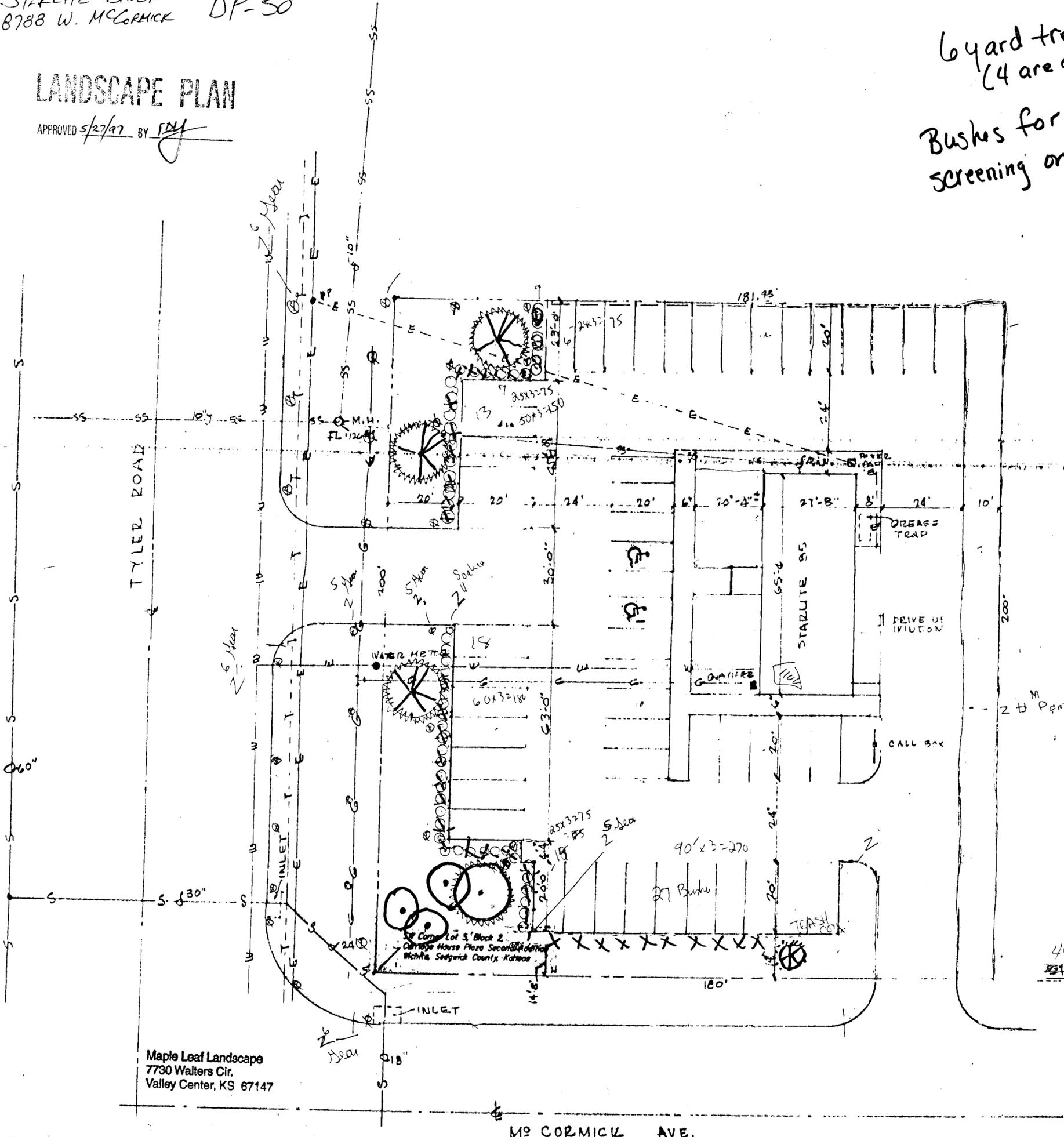


STARLITE DINER  
8788 W. MCCORMICK DP-50

# LANDSCAPE PLAN

APPROVED 5/27/97 BY *[Signature]*

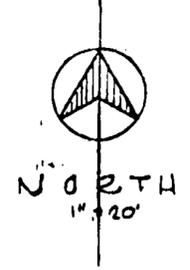
6 yard trees  
(4 are ornamentals)  
Bushes for parking lot x - pop-up-shrub  
screening on Tyler + McCormick  
Soaker Hose in Flower Beds  
18" min height  
3' apart spaces to 3' either  
3 year plant  
2 gal bushes



Maple Leaf Landscape  
7730 Walters Cir.  
Valley Center, KS 67147

**LEGAL DESCRIPTION**  
A portion of Lot 3, Block 2, Carriage House Plaza Second Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point on the South line of Lot 3, 250 feet East of the West line of the NW 1/4, Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., thence North parallel to the West line of the NW 1/4 of Sec. 28, 200 feet; thence West parallel to the South line of said Lot 3, 181.93 feet; thence South along the West line of Lot 3, to the Southwest corner thereof; thence East along the South line of Lot 3, to the point of beginning.

**MONUMENTARY**  
City of Wichita bench mark, NE cor intersection 1 block north of Kallaga, 82.2' east of and 32' north of Center line both, 41.5' east southeast of power pole 4.5' east of Intl. 88.0' southwest to section corner iron.  
Elev = 142.75



- ELECTRIC
- WATER
- GAS
- SEWER
- PHONE
- TELEPHONE
- DRAINAGE

## SITE PLAN

49  
EST. CARS

Maple Leaf Landscape  
7730 Walters Cir.  
Valley Center, KS 67147

SITE PLAN		
SCALE: NOTED	APPROVED BY:	DRAWN BY: <i>[Signature]</i>
DATE: 7-27-97		REVISIONS:
LAWRENCE B. WELLS ARCHITECT WICHITA - KANSAS		DRAWING NUMBER:



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 12, 2012

Davis Moore Real Estate, LLC  
6205 E. Kellogg Drive  
Wichita, KS, 67218

**RE: ZON2012-00013 and CUP2012-00010** – City zone change from LC Limited Commercial (“LC”) to GC General Commercial (“GC”) & Amendment #6 to DP-50, the Carriage House Community Unit Plan to allow “Vehicle Repair, General” and a “Vehicle Storage Yard.”

Dear Sirs and Ms:

At its regular meeting on **June 5, 2012**, the Wichita City Council considered and **APPROVED** the above captioned request, with the following provisions:

1. DP-50's Parcel #4's Proposed Uses shall be amended to include “Vehicle Repair, General” as accessory to the site's car dealership and all Vehicle Repair, General work shall be done indoors. Vehicle Repair, General, as accessory to the site's car dealership will be allowed in the GC zoned portion of Parcel 4.
2. Amend General Provision #10, by adding bay doors on Parcel 4 shall be allowed to face the north abutting SF-5 zoned neighborhood, as long as the north, abutting platted drainage easement remains in the size and configuration as recorded on the Carriage House Plaza Fourth Addition, which recorded with the Register of Deeds August 27, 1998.
3. DP-50's Parcel #4's Proposed Uses shall be amended to include vehicles that are waiting for repair in the Vehicle Repair, General building may be stored for longer than 72 hours outside (Vehicle Storage), behind a wall of approved materials, with a gated entrance; no wrecking or salvage permitted. Vehicle storage shall be accessory to the site's car dealership shall be confined to the GC zoned portion of Parcel #4.

4. If the Zoning Administrator finds that there is a violation of any of the conditions of the DP-50 Amendment #5, the Zoning Administrator may, with the concurrence of the Planning Director, declare the DP-50 Amendment #5 null and void.
5. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after final approval of this case, or the request shall be considered denied and closed.

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

Sincerely,



Bill Longnecker  
Senior Planner  
Current Plans Division

WL:mc

Copies to: District V Councilmember Jeff Longwell, Mail Stop 1-13  
Megan Buckmaster, NA V, Mail Stop 1-135  
K.E. Miller Engineering, PA, 516 S Market, Wichita, KS, 67202  
Rick Stubbs, Office of Central Inspection, Mail Stop 1-72  
Paul Hays, Office of Central Inspection, Mail Stop 1-72  
Julianne Kallman, Public Works - Subdivision Engineer, Mail Stop 1-71



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 12, 2012

Davis Moore Real Estate, LLC  
6205 E. Kellogg Drive  
Wichita, KS, 67218

**RE: ZON2012-00013 and CUP2012-00010** – City zone change from LC Limited Commercial (“LC”) to GC General Commercial (“GC”) & Amendment #6 to DP-50, the Carriage House Community Unit Plan to allow “Vehicle Repair, General” and a “Vehicle Storage Yard.”

Dear Sirs and Ms:

At its regular meeting on **June 5, 2012**, the Wichita City Council considered and **APPROVED** the above captioned request, with the following provisions:

1. DP-50's Parcel #4's Proposed Uses shall be amended to include “Vehicle Repair, General” as accessory to the site's car dealership and all Vehicle Repair, General work shall be done indoors. Vehicle Repair, General, as accessory to the site's car dealership will be allowed in the GC zoned portion of Parcel 4.
2. Amend General Provision #10, by adding bay doors on Parcel 4 shall be allowed to face the north abutting SF-5 zoned neighborhood, as long as the north, abutting platted drainage easement remains in the size and configuration as recorded on the Carriage House Plaza Fourth Addition, which recorded with the Register of Deeds August 27, 1998.
3. DP-50's Parcel #4's Proposed Uses shall be amended to include vehicles that are waiting for repair in the Vehicle Repair, General building may be stored for longer than 72 hours outside (Vehicle Storage), behind a wall of approved materials, with a gated entrance; no wrecking or salvage permitted. Vehicle storage shall be accessory to the site's car dealership shall be confined to the GC zoned portion of Parcel #4.

4. If the Zoning Administrator finds that there is a violation of any of the conditions of the DP-50 Amendment #5, the Zoning Administrator may, with the concurrence of the Planning Director, declare the DP-50 Amendment #5 null and void.
5. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after final approval of this case, or the request shall be considered denied and closed.

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

Sincerely,



Bill Longnecker  
Senior Planner  
Current Plans Division

WL:mc

Copies to: District V Councilmember Jeff Longwell, Mail Stop 1-13  
Megan Buckmaster, NA V, Mail Stop 1-135  
K.E. Miller Engineering, PA, 516 S Market, Wichita, KS, 67202  
Rick Stubbs, Office of Central Inspection, Mail Stop 1-72  
Paul Hays, Office of Central Inspection, Mail Stop 1-72  
Julianne Kallman, Public Works - Subdivision Engineer, Mail Stop 1-71