

----- PARCEL 8 ----- PARCEL 12 ----- PARCEL 16 ----- PARCEL 20 -----

PARCEL 3

A. Gross Area:	249,109.20 sq.ft. or 5.72 acres
B. Maximum Building Coverage:	74,732.76 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	67,168.22 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height:	to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 6	
A. Net Area:	156,687.93 sq.ft. or 3.60 acres
B. Maximum Building Coverage:	47,066.38 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	54,910.78 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

Zoning: Limited Commercial

PARCEL 7

A. Net Area:	136,406.68 sq.ft. or 3.13 acres
B. Maximum Building Coverage:	40,922 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	47,742.34 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing

PARCEL 9	
A. Net Area:	107,038.15 sq.ft. or 2.32 acres
B. Maximum Building Coverage:	30,311.45 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	35,363.35 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 10

A. Net Area:	553,501.26 sq. ft. or 12.71 acres
B. Maximum Number of Buildings:	368
C. Minimum Lot Size: 3,500 sq. ft. for single-family; 3,000 sq. ft. per dwelling unit for duplex; 1,500 sq. ft. per unit for multi-family; maximum 29 dwelling units per acre; 6,000 sq. ft. for nonresidential	
D. Minimum Lot Width: 35 feet for single-family; 50 feet for all other uses	
E. Minimum Setbacks: Front=25 feet; Rear=20 feet; Interior Side=5 feet; Street Side=20 feet;	
F. Maximum Height: 45 feet	

H. Access Points:	See Drawing
I. Zoning:	Multi-Family-29
PARCEL 11	
A. Net Area:	438,223.58 sq.ft. or 10.06 acres
B. Maximum Number of Buildings:	291
C. Minimum Lot Size: 3,500 sq. ft. for single-family; 3,000 sq. ft. per dwelling unit for duplex; 1,500 sq. ft. per unit for multi-family(maximum 29 dwelling units per acre); 6,000 sq. ft. for nonresidential	
D. Minimum Lot Width: 35 feet for single-family; 50 feet for all other uses	
E. Minimum Lot Width: Front=25 feet; Rear=20 feet;	

PARCEL 13

A. Net Area:	105,731.0 sq.ft. or 2.43 acres
B. Maximum Building Coverage:	31,712.30 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	37,008.85 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	General Office

PARCEL 14

A. Net Area:	175,851.89 sq.ft. or 4.03 acres
B. Maximum Building Coverage:	52,756.17 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	61,548.85 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

Zoning:	Limited Commercial
PARCEL 15	
A. Net Area:	97,510.92 sq. ft. or 2.23 acres
B. Maximum Building Coverage:	29,299.28 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	34,135.82 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 17

A. Net Area:	671,054.11sq.ft. or 15.41 acres
B. Maximum Building Coverage:	201,316.23 sq.ft. or 4.60 percent
C. Maximum Gross Floor Area:	234,668.94 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Four (4)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 80 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 18

A. Net Area: 102,555.73 sq.ft. or 2.35 acres

B. Maximum Building Coverage: 30,766.72 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 35,894.51 sq.ft.

D. Floor Area Ratio: 35 percent

E. Maximum Number of Buildings: Two (2)

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

G. Setbacks: See Drawing

H. Access Points: See Drawing

I. Zoning: Neighborhood Retail

PARCEL 19

A. Gross Area: 77,008.32 sq. ft.
or 1.79 acres

B. Maximum Building Coverage: 23,366.50 sq. ft.
or 30 percent

C. Maximum Gross Floor Area: 27,260.91 sq. ft.

D. Floor Area Ratio: 35 percent

E. Maximum Number of Buildings: Two (2)

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

G. Setbacks: See Drawing

H. Access Points: See Drawing

I. Notes: 1. Attached to Parcel 18

PARCEL 21

A. Gross Area:	78,863.88 sq.ft. or 1.81 acres
B. Maximum Building Coverage:	23,659.17 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	27,602.36 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 22

A. Gross Area:	105,324.08 sq.ft. or 2.41 acres
B. Maximum Building Coverage:	31,597.22 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	36,863.43 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Unlimited Commercial

PARCEL 23

A. Gross Area:	68,908.54 sq.ft. or 1.56 acres
B. Maximum Building Coverage:	20,672.56 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	24,117.99 sq.ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.06 Code of the City of Monroe, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

Space, Utilities as Confined to Easements, and Sidewalks.

SUBMITTED: ???
APPROVED BY MACP: ???
APPROVED BY BCC: APRIL 12, 2000
AMENDMENT #1 APPROVED BY MACP: FEBRUARY 18, 2010
AMENDMENT #1 APPROVED BY WCC: APRIL 8, 2010
ADMINISTRATIVE ADJUSTMENT APPROVED: APRIL 9, 2013
ADMINISTRATIVE ADJUSTMENT #2 - APRIL, 2019
AMENDMENT #2 - AUGUST 12, 2019
AMENDMENT #3 - DECEMBER 30, 2022

16. All buildings in Parcels 1, 1A, and 1B separately, Parcel 2 separately, Parcel 3 separately, Parcel 4 separately, Parcel 5 separately, Parcel 6 separately, Parcel 7 separately, Parcel 8 separately, Parcel 9 separately, Parcel 10-13 separately, and Parcel 14 separately shall have a character, color, texture, and predominate exterior uniform architectural building style. Building walls and roofs must have predominantly solid colors, with vivid colors limited to incidental accents, employ materials similar to surrounding residential or commercial buildings, and be in good repair.

[illegible][illegible]



Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2022

Ronald M. Watkins Revocable Living Trust
c/o Melissa R. Watkins, Trustee
1800 South Spring Lake Road
Halstead KS 67056

RE: CUP2022-00052: Request in the City to amend Community Unit Plan CUP DP-248 to allow multi-family housing on Parcel 2 on property zoned GC General Commercial; generally located east of South 127th Street East and less than a quarter mile north of US Highway 54.

Dear Applicant;

At its regular meeting on December 15, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the following conditions:

1. The amendment shall apply only to Parcel 2.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. 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 December 29, 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 December 29, 2022 at 5:00 p.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,

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD
Becky Tuttle, City Council District II
Cory Buchta, CSR District II
Baughman Company, c/o Philip Meyer, 315 South Ellis Street, Wichita, KS 67211
Union Development Holdings, LLC, c/o Margaret Blum, 409 Massachusetts Avenue, Suite 300, Indianapolis, IN 46204



Wichita-Sedgwick County Metropolitan Area Planning Department

December 30, 2022

Ronald M. Watkins Revocable Living Trust
c/o Melissa R. Watkins, Trustee
1800 South Spring Lake Road
Halstead KS 67056

Union Development Holdings, LLC
c/o Margaret Blum
409 Massachusetts Avenue, Suite 300
Indianapolis, IN 46204

RE: CUP2022-00052: Request in the City to amend Community Unit Plan CUP DP-248 to allow multi-family housing on Parcel 2 on property zoned GC General Commercial; generally located east of South 127th Street East and less than a quarter mile north of US Highway 54.

Dear Applicant;

At its regular meeting on **December 15, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the following conditions:

1. The amendment shall apply only to Parcel 2.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. 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 received against this case. Therefore, the MAPC decision is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD
Becky Tuttle, City Council District II
Cory Buchta, CSR District II
Baughman Company, c/o Philip Meyer, 315 South Ellis Street, Wichita, KS 67211

RESOLUTION No. CUP2022-00052

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-248 MEADOWLAND COMMERCIAL & RESIDENTIAL COMMUNITY UNIT PLAN TO ALLOW MULTI-FAMILY HOUSING ON PARCEL 2 ON PROPERTY ZONED GC GENERAL COMMERCIAL DISTRICT; GENERALLY LOCATED EAST OF SOUTH 127TH STREET AND LESS THAN A QUARTER MILE NORTH OF U.S. HIGHWAY 54, 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 12.01-acre property zoned GC General Commercial District with CUP DP-248, legally described below:

CUP2022-00052
DP-248

Lot 1, Block E, Meadowland Addition, Wichita, Sedgwick County, Kansas, EXCEPT beginning at the Southwest corner of Lot 1, thence North 113.81 feet; thence East 95.33 feet to the Northerly right of way line of Interstate No. 35; thence Southwesterly 148.46 feet to the Point of Beginning.

Parcel 2 of Community Unit Plan DP-248 shall read:

- A. Proposed Uses: All uses permitted in MF-29, and Self-service Warehouse. The Supplementary Use Regulations of Section III-D.6.y of the Unified Zoning Code, except for Provisions 1 and 17.
- B. Gross Area: 526,186 sq. ft. or 12.13 acres
- C. Maximum Building Coverage: 158,456 sq. ft. or 30 percent
- D. Maximum Gross Floor Area (Multi-Family): 289,402 sq. ft. or 55 percent
- E. Maximum Building Height: 50 feet, 4 stories
- F. Maximum Number of Buildings: 351 du/29 du per acre max. or Two (2) non-residential buildings
- G. Setbacks: See Drawing
- H. Access Points: See Plat
- I. Zoning: General Commercial
- J. Parking: 1.5 parking stalls per du
- K. Reserve A-1: Reserve created by lot split for drainage purposes. Area is included in all tabulations.

The revised General Provisions of Community Unit Plan DP-248 shall read:

- 10. Parcels 1, 1A and 1B separately, Parcel 2 separately, Parcels 3-9 separately.
Parcels 10-13, Parcels 14-23 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - a. Limited height of light poles to 24 feet.
 - b. Extensive use of backlit canopies and neon or fluorescent tube lighting is not permitted.
- 13. Masonry Walls:
 - a. A six (6) foot high masonry wall shall be constructed along property lines of the C.U.P. in conformance with the provisions of Section III.C.2.b.(2)(d) of the Unified Zoning Code.

- b. This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
 - c. Parcel 2 shall not be required to install a wall along the north property line as long as the adjacent parcel remains a platted reserve.
16. All buildings in Parcels 1, 1A and 1B separately, Parcel 2 separately, Parcels 3-9 separately, Parcels 10-13 separately, and Parcels 14-23 separately shall share character, color, texture, and the same predominate exterior uniform architectural building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.

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

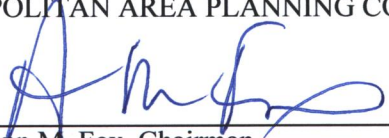
- 1. The amendment shall apply only to Parcel 2.
- 2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
- 3. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department 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 1st Day of SEPTEMBER, 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	350098	Print Legal Ad-IPL00991830 - IPL0099183	OCA 150004	\$140.91	2	84 L

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

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on November 23, 2022
(One Time Only)
MAPC/BZA December 15, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, December 15, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held 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.

CUP2022-00052: Request in the City to amend Community Unit Plan CUP DP-248 to allow multi-family housing on Parcel 2 on property zoned GC General Commercial; generally located east of South 127th Street East and less than a quarter mile north of US Highway 54.

ZON2022-00063: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for the development of duplexes; generally located north of East 63rd Street South and east of South Clifton Avenue.

ZON2022-00064: Zone Change request in the City from SF-5 Single-Family Residential to LI Limited Industrial; generally located less than a quarter-mile south of East 55th Street South and on the west side of South Hydraulic Avenue (5727 South Hydraulic).

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

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

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

You can also dial in using your phone.

United States: +1 (671) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

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

Meeting ID: 651 544 141

Or dial directly: 651544141 @ 67.217.95.2 or 67.217.95.2##651544141

Now to GoToMeeting? Get the app now and be ready when your first meeting starts:

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

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov

Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department

Attn: Scott Wadle
271 W. 3rd Street - Suite 201
Wichita, KS 67202

Phone 316.268.4421

Fax 316.858.7764

WITNESS MY HAND on November 23, 2022

Scott Wadle, Secretary

WichitaSedgwick County
Metropolitan Area Planning Commission

IPL0099183

Nov 23 2022

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

No. of Insertions: 1

Beginning Issue of: 11/23/2022

Ending Issue of: 11/23/2022

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 11/23/2022 to 11/23/2022.

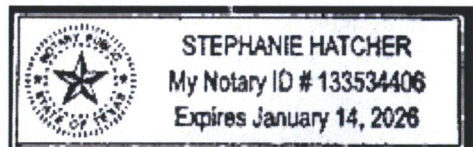
Ch. Hayley

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

DATED: 11/23/2022

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!

BACKGROUND: The applicant is requesting a Minor Amendment to the Meadowland Community Unit Plan, CUP DP-248 to permit the development of multi-family housing. The property is zoned GC General Commercial District and is generally located on the east side of 127th Street, approximately one-quarter mile north of U.S. Highway 54. The applicant seeks to develop multi-family housing on Parcel 2.

The applicant is applying for the following changes, listed by zoning parcel.

Parcel 2 – The applicant is applying to:

- change the proposed uses to add all uses allowed in MF-29 in addition to Self Service Warehouse;
- increase the gross floor area,
- increase maximum building height,
- decrease maximum number of buildings,
- remove screening requirements, and
- reduce parking requirements.
- create a Reserve A-1 on the northeast corner of Parcel 2, created by a lot split, for drainage purposes.

Parcel 1 – the applicant is applying to:

amend General Provisions 10 and 16 to separate Parcel 1B from Parcel 2 for parking lot lighting elements and architectural controls, respectively.

The proposed uses would add all uses permitted in MF-29 in addition to the existing proposed use of Self-Service Warehouse. The maximum gross floor area would increase from 209,000 square feet (or 39.7 percent) to 289,402 square feet (or 55 percent). The maximum building height would increase from 35 feet to 50 feet. This differs from what is normally permitted in GC General Commercial District, which is 80 feet. The maximum number of buildings decreases from three non-residential buildings to two non-residential buildings, but it also permits for a total number of 351 dwelling units or 29 dwelling units per acre. Parcel 2 shall not be required to install a wall along the north property line as long as the adjacent parcel remains a platted reserve. This differs from the Unified Zoning Code because screening is required between high-density residential zoning and low-density residential zoning, and the property to the north is zoned SF-5 Single-Family Residential.

According to the preliminary site plan, the contract purchaser proposes 360 total parking spaces, or 1.5 parking spaces per Dwelling Unit. The first building, which faces South 127th Street East, will have 56 one-bedroom apartments, 48 two-bedroom apartments, and 24 three-bedroom apartments. The second building, which faces Interstate 35, will have 36 one-bedroom apartments, 52 two-bedroom apartments, and 24 three-bedroom apartments. Under the Unified Zoning Code, which requires 1.25 parking spaces per efficiency and one-bedroom Dwelling Unit and 1.75 parking spaces per two bedroom or larger Dwelling Unit, the apartment complex would normally require a total of 374 parking spaces.

The contract purchaser seeks to build 240 units of multi-family housing on the parcel, targeted for residents who meet 60 percent of the Area Median Income. The subject site will include two, four-story buildings, each with a mix of one, two, and three-bedroom apartments. One building will have 128 units, and the other building will have 112 units. The site will also feature a community area with a fitness center, a media center, a business and computer learning center, an outdoor gazebo, a playground with a dog play area, a walking path, picnic areas, landscaping, and open space.

According to the preliminary site plan, the proposed development will adhere to a 35-foot front setback, a 15-foot side setback, and a 15-foot interior street setback. This differs from the Unified Zoning Code's setback standards for GC General Commercial District, which requires a 20-foot front setback and a zero-foot setback for the rear, interior side, and street side.

The applicant seeks to make the following changes to the existing CUP DP-248 in red:

PARCEL 2

- A. Proposed Uses: **All uses permitted in MF-29, and** Self-service Warehouse. The Supplementary Use Regulations of Section III-D.6.y of the Unified Zoning Code, except for Provisions 1 and 17.
- B. Gross Area: 526,186 sq. ft. or 12.13 acres
- C. Maximum Building Coverage: 158,456 sq. ft. or 30 percent
- D. Maximum Gross Floor Area (Multi-Family): ~~209,000 sq. ft. or 39.7 percent~~ **289,402 sq. ft. or 55 percent**
- E. Maximum Building Height: ~~35 feet~~ **50 feet, 4 stories**
- F. Maximum Number of Buildings: ~~3 non-residential bldgs.~~ **351 du/29 du per acre max. or Two (2) non-residential buildings**
- G. Setbacks: See Drawing
- H. Access Points: See Plat
- I. Zoning: General Commercial
- J. **Parking: 1.5 parking stalls per du**
- K. **Reserve A-1: Reserve created by lot split for drainage purposes. Area is included in all tabulations.**

GENERAL PROVISIONS

- 10. ~~Parcels 1, 1A, 1B and 2 separately, Parcels 3-9 separately.~~ **Parcels 1, 1A and 1B separately, Parcel 2 separately, Parcels 3-9 separately.**
Parcels 10-13, Parcels 14-23 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - a. Limited height of light poles to 24 feet.
 - b. Extensive use of backlit canopies and neon or fluorescent tube lighting is not permitted.
- 13. Masonry Walls:
 - a. A six (6) foot high masonry wall shall be constructed along property lines of the C.U.P. in conformance with the provisions of Section III.C.2.b.(2)(d) of the Unified Zoning Code.
 - b. This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
 - c. **Parcel 2 shall not be required to install a wall along the north property line as long as the adjacent parcel remains a platted reserve.**
- 16. **All buildings in Parcels 1, 1A and 1B separately, Parcel 2 separately, Parcels 3-9 separately, Parcels 10-13 separately, and Parcels 14-23 separately shall share character, color, texture, and the same predominate exterior uniform architectural building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.**

Because the property abuts residential zoning to the north and west, the applicant must adhere to the Wichita Landscape Ordinance and provide landscaping for the property. The CUP indicates that the development of all parcels within the CUP shall comply with the Landscape Ordinance of the City of Wichita. A landscape plan must be submitted to the Planning Department for review and approval prior to the issuance of building permits. Since the subject site's street frontage is 1,050 feet, the development will require 21,000 square feet of landscaping. The landscape buffer also requires one shade or two ornamental trees per 40 lineal feet of property line abutting the residentially zoned property. The Landscape Ordinance also requires the parking lot to be screened from the view of 127th Street. One shade tree or two ornamental trees are required for each 20 spaces. Additionally, at least one-half of those required trees must be in interior planting islands with at least 25 square feet of permeable area for each tree.

Property to the north is zoned SF-5 Single-Family Residential District, is within the CUP, and is undeveloped. Property to the south is Interstate 35 A portion of the property to the south is within the CUP, is zoned GO General Office District, is owned by KDOT, and is undeveloped. Located east of the subject site is K-96. Property to the west is located within unincorporated Sedgwick County, is zoned SF-20 Single-Family Residential District, and is undeveloped. Within one-quarter mile north of the subject site is a multi-family housing complex. Thus, multi-family housing is not new to the area.

CASE HISTORY:

- On April 2, 2002, the property was platted as Lot Number 1, Block E of the Meadowland Addition.
- In March of 2010, the Wichita City Council approved a zone change from OW Office Warehouse District to MF-18 Multi Family Residential District, GO General Office District, and LC Limited Commercial and a request to amend DP-248 to allow MF-18 Multi-Family Residential District, GO General Office District, and LC Limited Commercial and to adjust parcel lines, all on Parcels 1 and 2 and Reserve A (ZON2010-00002 and CUP2010-00002).
- In September of 2019, the City Council approved a zone change request from GO General Office District to GC General Commercial District and a Minor Amendment to the Meadowland Commercial Community Unit Plan (DP-248) regarding the signage on Parcel 2 to permit two off-site advertising signs (billboards) (ZON2019-00025 and CUP2019-00019).

ADJACENT ZONING AND LAND USE:

North:	SF-5	Undeveloped (City of Wichita)
South:	None	Interstate 35
East:	None	K-96
West:	SF-20	Undeveloped (Unincorporated Sedgwick County)

PUBLIC SERVICES: The site has access to South 127th Street East, a paved, two-way, local street with no sidewalks on either side. Wichita Transit does not serve this site. All municipal services, such as water and sewer, are in place and can accommodate the required services to the site but can be extended as necessary.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance with the *Community Investments Plan*. The Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "New Residential." This category is described as follows: *"Encompasses areas of land that likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category. Pockets of Major Institutional and Commercial uses likely will be developed within this area as well, based upon market-driven location factors. In certain areas, especially those in proximity to existing industrial uses, highways, rail lines, and airports, pockets of Industrial Uses likely will be developed."* The proposed apartment complex is a type of housing listed in the Residential category and is thus appropriate for the site.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the amendment to CUP DP-248 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

1. The amendment shall apply only to Parcel 2.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is mostly undeveloped. However, within one-quarter mile north of the subject site is a multi-family housing complex. Thus, multi-family housing is not new to the area. Property to the north is zoned SF-5 Single-Family Residential District, is within the CUP, and is undeveloped. Property to the south is Interstate 35. A portion of the property to the south is within the CUP, is zoned GO General Office District, is owned by KDOT, and is undeveloped. Located east of the subject site is K-96. Property to the west is located within unincorporated Sedgwick County, is zoned SF-20 Single-Family Residential District, and is undeveloped.
2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned GC General Commercial District with CUP DP-248, which currently permits Self-Service Warehouse as its only proposed use.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff anticipates that the proposed CUP amendment will not detrimentally affect nearby property. The applicant is proposing to develop on previously undeveloped land, and the surrounding properties are also mostly undeveloped.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it contributes to support affordable housing in the area. Approval of this application is not anticipated to have a significant detrimental impact to public health, safety, or welfare. Denial of the request could represent a loss in the use and enjoyment of the applicant's property.
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*, as noted above.
6. Impact of the proposed development on community facilities: The proposed use may bring an increase in traffic to the area, but staff determines that it likely will not have any significant negative impact.

Attachments:

1. Applicant Requested CUP Amended Language
2. CUP DP-248 Site Plan
3. Parcel 2 Concept Site Plan
4. Parcel 2 Concept Elevations
5. Aerial Map
6. Zoning Map
7. Land Use Map
8. Site Photos

Applicant Requested CUP Language

The applicant seeks to make the following changes to CUP DP-248 in red:

PARCEL 2

- L. Proposed Uses: **All uses permitted in MF-29, and Self-service Warehouse.** The Supplementary Use Regulations of Section III-D.6.y of the Unified Zoning Code, except for Provisions 1 and 17.
- M. Gross Area: 526,186 sq. ft. or 12.13 acres
- N. Maximum Building Coverage: 158,456 sq. ft. or 30 percent
- O. Maximum Gross Floor Area (Multi-Family): ~~209,000 sq. ft. or 39.7 percent~~ **289,402 sq. ft. or 55 percent**
- P. Maximum Building Height: ~~35 feet~~ **50 feet, 4 stories**
- Q. Maximum Number of Buildings: ~~3 non-residential bldgs.~~ **351 du/29 du per acre max. or Two (2) non-residential buildings**
- R. Setbacks: See Drawing
- S. Access Points: See Plat
- T. Zoning: General Commercial
- U. **Parking: 1.5 parking stalls per du**
- V. **Reserve A-1: Reserve created by lot split for drainage purposes. Area is included in all tabulations.**

GENERAL PROVISIONS

- 11. ~~Parcels 1, 1A, 1B and 2 separately, Parcels 3-9 separately.~~ **Parcels 1, 1A and 1B separately, Parcel 2 separately, Parcels 3-9 separately.**
Parcels 10-13, Parcels 14-23 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - a. Limited height of light poles to 24 feet.
 - b. Extensive use of backlit canopies and neon or fluorescent tube lighting is not permitted.
- 14. Masonry Walls:
 - a. A six (6) foot high masonry wall shall be constructed along property lines of the C.U.P. in conformance with the provisions of Section III.C.2.b.(2)(d) of the Unified Zoning Code.
 - b. This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
 - c. **Parcel 2 shall not be required to install a wall along the north property line as long as the adjacent parcel remains a platted reserve.**
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[illegible]

CONCEPT | SITE PLAN



PROJECT INFORMATION

DEVELOPMENT UNIT MIX:

BUILDING #1

(56) 1 BEDROOM APARTMENTS
(48) 2 BEDROOM APARTMENTS
(24) 3 BEDROOM TOWNHOMES
(128) TOTAL UNITS

BUILDING #2

(36) 1 BEDROOM APARTMENTS
(52) 2 BEDROOM APARTMENTS
(24) 3 BEDROOM TOWNHOMES
(112) TOTAL UNITS

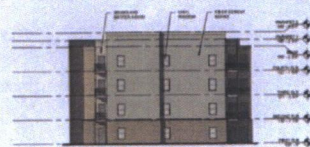
TOTAL

(92) 1 BEDROOM APARTMENTS
(100) 2 BEDROOM APARTMENTS
(48) 3 BEDROOM TOWNHOMES
(240) TOTAL UNITS

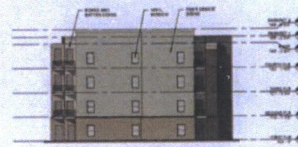
DEVELOPMENT PARKING COUNT:

REQUIRED: 360 SPACES
-REDUCTION TO 1.5 SPACES PER UNIT
PROVIDED: 360 SPACES

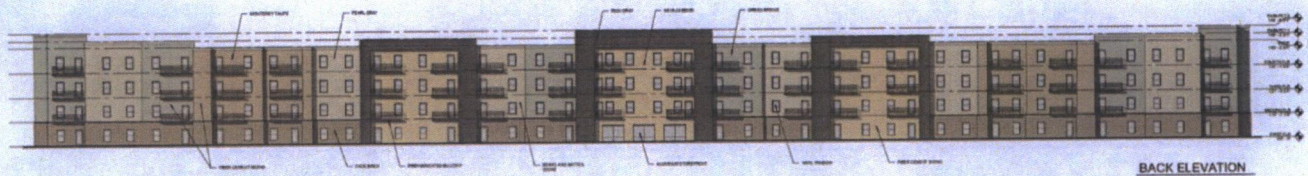
CONCEPT | BUILDING 1 - EXTERIOR ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

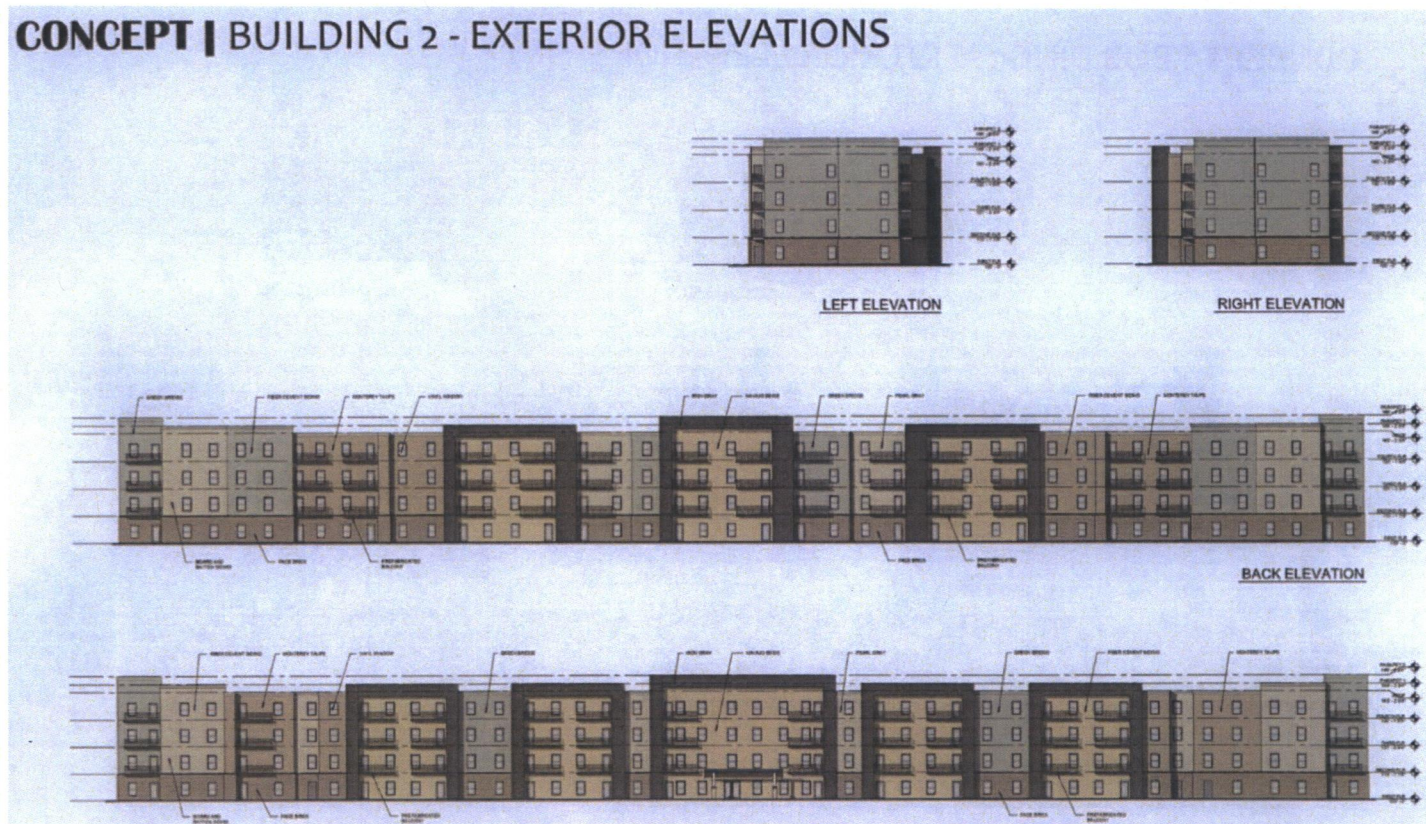


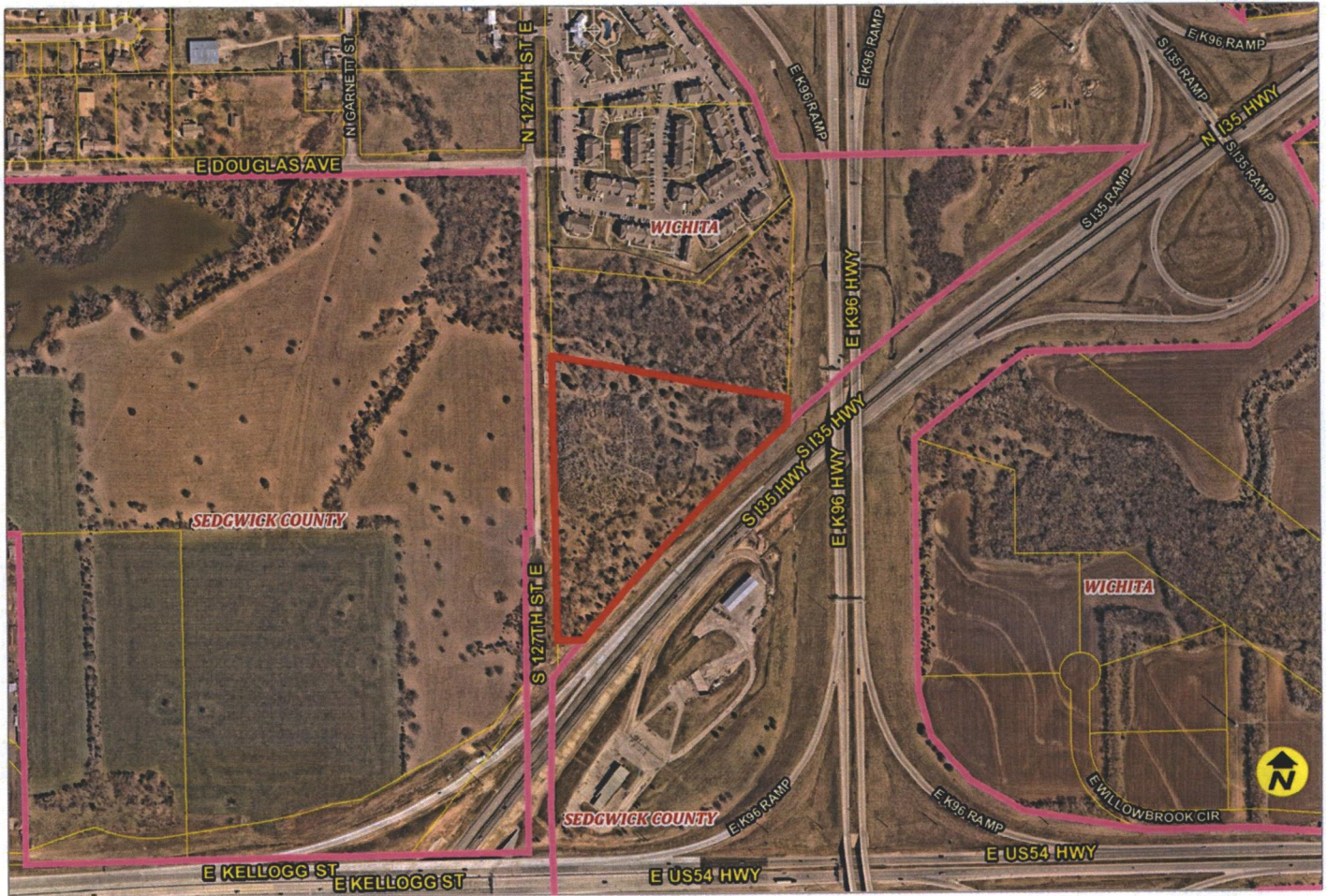
BACK ELEVATION

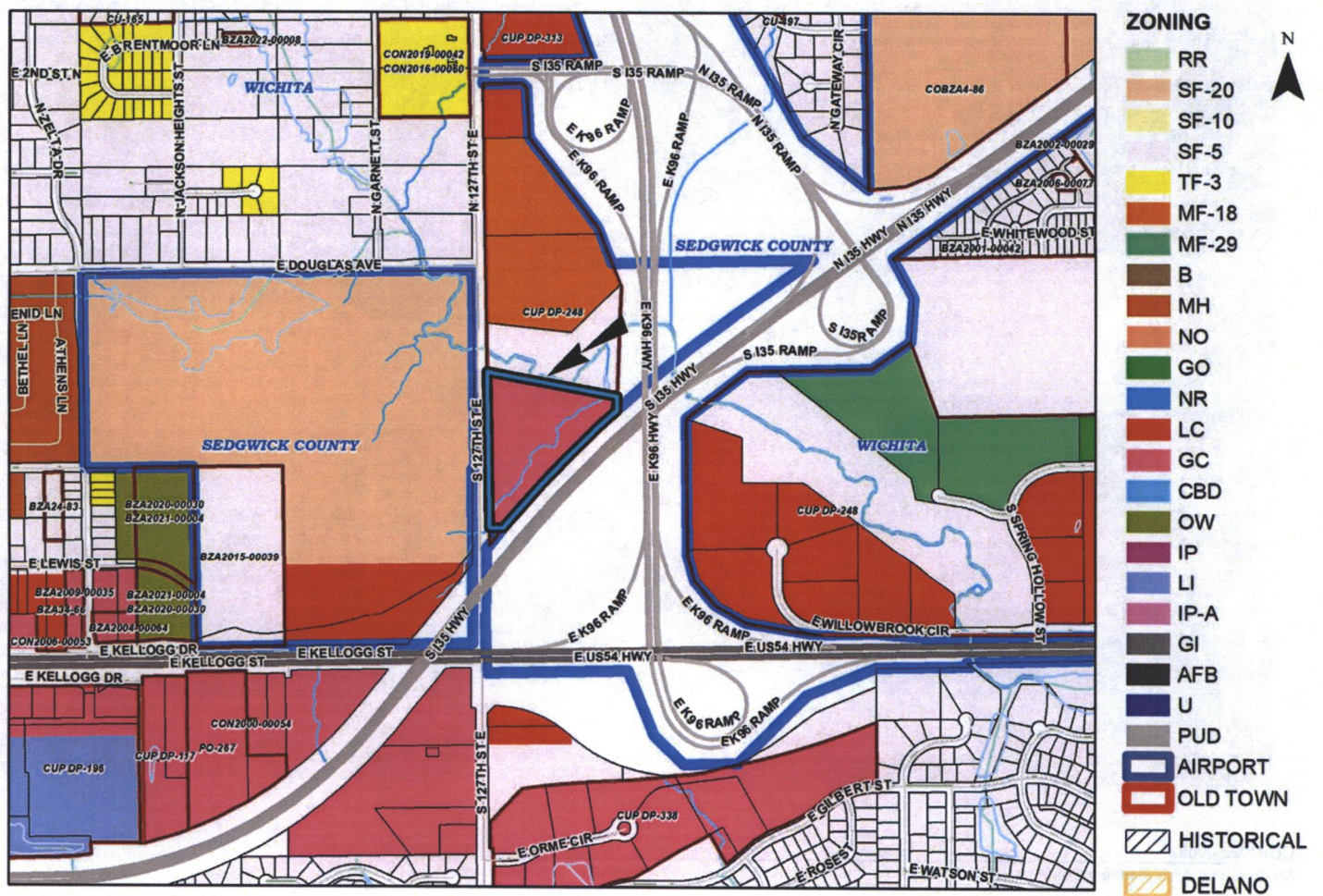


FRONT ELEVATION

CONCEPT | BUILDING 2 - EXTERIOR ELEVATIONS







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

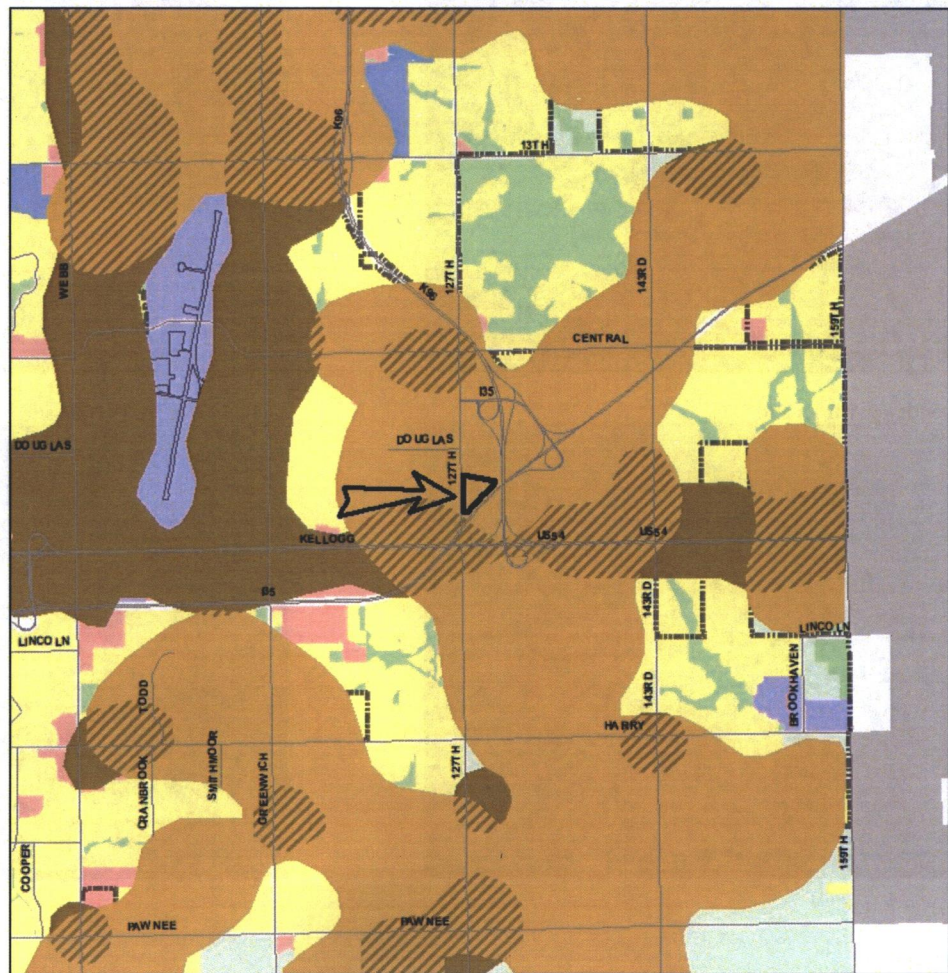
-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas



Map prepared by the City of Wichita, Kansas, Planning Department, using data provided by the City of Wichita, Kansas, Planning Department, and other sources. The map is for informational purposes only and does not constitute a guarantee or warranty of any kind. The City of Wichita, Kansas, Planning Department, is not responsible for any errors or omissions on this map.



Looking east towards site



Looking north away from site

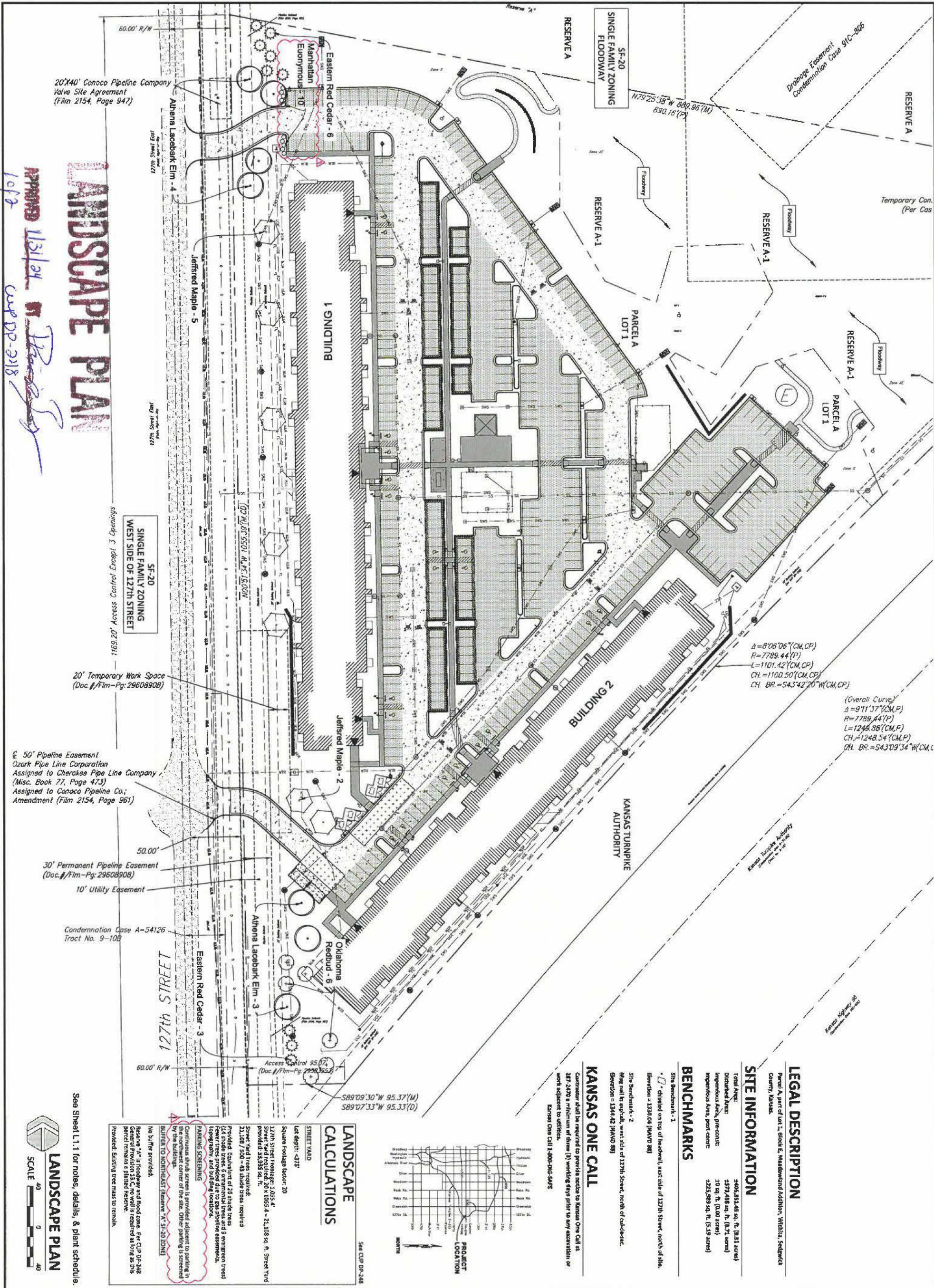


Looking south away from site



Looking west away from site





APPROVED 11/31/24
10/27
CUP DP-2118

LANDSCAPE PLAN

20'x40' Conoco Pipeline Company
Valve Site Agreement
(Film 2154, Page 947)

SF-20
SINGLE FAMILY ZONING
WEST SIDE OF 127TH STREET
166.00' Access Control Except 3 Openings

20' Temporary Work Space
(Doc. #/Film-Pg: 29608908)

50' Pipeline Easement
Ozark Pipe Line Corporation
Assigned to Cherokee Pipe Line Company
(Misc. Book 77, Page 473)
Assigned to Conoco Pipeline Co.;
Amendment (Film 2154, Page 961)

30' Permanent Pipeline Easement
(Doc. #/Film-Pg: 29608908)

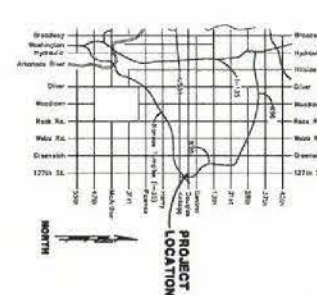
10' Utility Easement

Condemnation Case A-54126
Tract No. 9-108

See Sheet L1.1 for notes, details, & plant schedule.



LANDSCAPE CALCULATIONS	
STREET YARD	See CLIP DP-248
Lot depth: 4375'	
Square Footage Factor: 20	
127th Street Frontage: 1,055.4'	
Street Yard Required: 20 x 1055.4 = 21,108 sq. ft. Street Yard provided: 25,553 sq. ft.	
Street Yard Trees Required:	
21,108 / 500 = 43 shade trees required	
Provided: Equivalent of 46 shade trees (145 shade trees, 5 ornamental trees and 5 evergreen trees) fewer trees provided due to gas pipeline easements, topography, and building location.	
PARKING SCREENING	
Continuous shade screen is provided adjacent to parking in the front yard of the site. Other parking is screened by the buildings.	
BUFFER TO NORTHWEST RESERVE A-20 ZONE	
No buffer provided.	
Reserve A-20 Flood Zone: Per CLIP DP-248 potential flood zone is shown as long as this parcel remains a single lot.	
Provided: Existing tree mass to remain.	



LEGAL DESCRIPTION

Parcel A, part of Lot 1, Block E, Meadowland Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area: 2409,353.45 sq. ft. (9.31 acres)
Disturbed Area: 1379,458 sq. ft. (3.17 acres)
Impervious Area, pre-conc: 10 sq. ft. (0.00 acres)
Impervious Area, post-conc: 1225,289 sq. ft. (5.19 acres)

BENCHMARKS

Site Benchmark - 1
• Chilled on top of headwall, east side of 127th Street, north of 116th. Elevation = 1130.00 (NAVD 88)

Site Benchmark - 2
• High nail to asphalt, west side of 127th Street, north of out-ditch. Elevation = 1144.42 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 247-3470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-8483

Union at Purple Heart Trail

127th Street, south of Douglas
Wichita, KS 67207

ISSUE: PRELIM REVIEW DATE: 2022.12.15
REVISED: 2024.01.25

PROJECT NUMBER: 22-06-EZ28
DESIGNER: DRAWM: JH

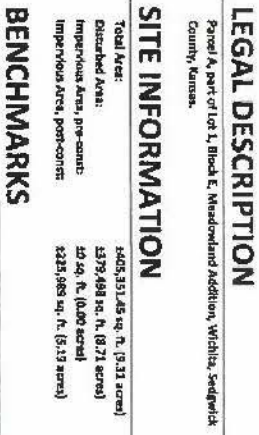
LANDSCAPE PLAN
L1.0

BAUGHMAN COMPANY
315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com



315 Ellis St.
Wichita, KS 67211
316-262-7271
BaugmanCo.com



LEGAL DESCRIPTION	
Parcel A, part of Lot 1, Block 2, Meadowland Addition, Wichita, Sedgewick County, Kansas.	
SITE INFORMATION	
Total Area:	5450,531.45 sq. ft. (12.51 acres)
Disturbed Area:	3379,488 sq. ft. (8.31 acres)
Impervious Area, pre-construction:	50 sq. ft. (0.00 acres)
Impervious Area, post-construction:	1225,988 sq. ft. (3.13 acres)

LEGAL DESCRIPTION	
Parcel A, part of Lot 1, Block 2, Meadowland Addition, Wichita, Sedgewick County, Kansas.	
SITE INFORMATION	
Total Area:	5450,531.45 sq. ft. (12.51 acres)
Disturbed Area:	3379,488 sq. ft. (8.31 acres)
Impervious Area, pre-construction:	50 sq. ft. (0.00 acres)
Impervious Area, post-construction:	1225,988 sq. ft. (3.13 acres)

LEGAL DESCRIPTION	
Parcel A, part of Lot 1, Block 2, Meadowland Addition, Wichita, Sedgewick County, Kansas.	
SITE INFORMATION	
Total Area:	5450,531.45 sq. ft. (12.51 acres)
Disturbed Area:	3379,488 sq. ft. (8.31 acres)
Impervious Area, pre-construction:	50 sq. ft. (0.00 acres)
Impervious Area, post-construction:	1235,988 sq. ft. (3.13 acres)

LEGAL DESCRIPTION	
Parcel A, part of Lot 1, Block 2, Meadowland Addition, Wichita, Sedgewick County, Kansas.	
SITE INFORMATION	
Total Area:	5450,531.45 sq. ft. (12.51 acres)
Disturbed Area:	3379,488 sq. ft. (8.31 acres)
Impervious Area, pre-construction:	50 sq. ft. (0.00 acres)
Impervious Area, post-construction:	1235,988 sq. ft. (3.13 acres)

LEGAL DESCRIPTION	
Parcel A, part of Lot 1, Block 2, Meadowland Addition, Wichita, Sedgewick County, Kansas.	
SITE INFORMATION	
Total Area:	5450,531.45 sq. ft. (12.51 acres)
Disturbed Area:	3379,488 sq. ft. (8.31 acres)
Impervious Area, pre-construction:	50 sq. ft. (0.00 acres)
Impervious Area, post-construction:	1235,988 sq. ft. (3.13 acres)

LEGAL DESCRIPTION
 Parcel A, part of Lot 1, Block E, Mansueto/and Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Acre:	54.60, 351.45 sq. ft. (3.31 acre)
Disturbed Area:	53.79, 469 sq. ft. (8.371 acre)
Impervious Area, pre-con:	40.44, ft. (0.80 acre)
Impervious Area, post-con:	122.1, 985 sq. ft. (5.13 acre)

BENCHMARKS

Site Benchmarks - 1

1. $T = 17'$ - drilled on top of basement, east side of 127th Street, north of site.

Excavation = 1330.04 (NAVD 89)

Site Benchmarks - 2

NAVD 89 is at aphic, west side of 127th Street, north of full-de-ice.

Excavation = 1344.42 (NAVD 89)

KANSAS ONE CALL

LEGAL DESCRIPTION
 Parcel A, part of Lot 1, Block E, Mansueto/and Addition, Wichita, Sedgewick County, Kansas.

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Impervious Area, pre-con:	40.44, ft. (0.80 acre)
Impervious Area, post-con:	122.1, 985 sq. ft. (5.13 acre)

BENCHMARKS

Site Benchmarks - 1

1. $T = 17'$ - drilled on top of basement, east side of 127th Street, north of site.

Excavation = 1330.04 (NAVD 89)

Site Benchmarks - 2

NAVD 89 is at aphic, west side of 127th Street, north of full-de-ice.

Excavation = 1344.42 (NAVD 89)

KANSAS ONE CALL

1. Automatic irrigation system shall be equipped with an automatic rain sensing system.
2. All irrigation work is to be installed in compliance with all local codes and regulations.
3. The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscaper Architect and/or Owner prior to construction for final approval. Which: Use Barbicore, 1/2", White PVC, 1/2", or approved equal, with all barbs cut to 1/2" and all barbs covered with a 1/2" thick PVC cap. All pipe and fittings shall be installed in accordance with the manufacturer's instructions. All pipe and fittings shall be installed in accordance with the manufacturer's instructions. All pipe and fittings shall be installed in accordance with the manufacturer's instructions.
4. Prior to construction, irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system where any obstructions in the field exist. Contact the Landscaper Architect for confirmation before proceeding around obstructions.
6. Heads to be adjusted to not spray on buildings, walks or drives. Spray Heads will be located nearest to planting bed edge using 3/4" pipe and fittings. Spray Heads to be located and aimed so not to be cause possible to damage by automobile overruns.
7. Irrigation Contractor shall coordinate with Paving Contractor to locate and install installed irrigation lines along with the paving. Coordinate with the Paving Contractor to locate and install installed irrigation lines along with the paving. Verify final depth of Paving Contractor for adequate coverage.
8. Automatic drainages valves to be located at the ends of lines and at the lowest points on the lines.
9. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
10. Locate Irrigation Controller per Owner's direction.

1. Automatic irrigation system shall be equipped with an automatic rain sensing system.
2. All irrigation work is to be installed in compliance with all local codes and regulations.
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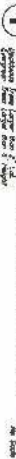
LEAF	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	7	ACER RUBRUM TRENT. JR. *	REDPOINT MAPLE	2" CALIPER MIN.
	6	CERUS CANADENSIS VAR. TENENSIS 'CULYALOMA' *	CULYALOMA REDBUD	2" CALIPER MIN.
	9	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5" MIN.
	7	ULMUS PARVIFOLIA 'ARMOVA' *	ARMOVA LACEBARK ELM	2" CALIPER MIN.

LEAF	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	7	ACER RUBRUM TRENT. JR. *	REDPOINT MAPLE	2" CALIPER MIN.
	6	CERUS CANADENSIS VAR. TENENSIS 'CULYALOMA' *	CULYALOMA REDBUD	2" CALIPER MIN.
	9	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5" MIN.
	7	ULMUS PARVIFOLIA 'ARMOVA' *	ARMOVA LACEBARK ELM	2" CALIPER MIN.

5. O'Brien and Smoller



Electron Configuration	Atomic Number	Bohr Model	Electron Configuration	Atomic Number	Bohr Model
1s ²	2	He	1s ² 2s ² 2p ⁶	18	Ar
1s ² 2s ²	4	Be	1s ² 2s ² 2p ⁶ 3s ²	20	Ca
1s ² 2s ² 2p ⁶	10	Ne	1s ² 2s ² 2p ⁶ 3s ² 3p ⁴	24	Cr
1s ² 2s ² 2p ⁶ 3s ²	12	Mg	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ²	38	Sr
1s ² 2s ² 2p ⁶ 3s ² 3p ⁴	16	S	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶	36	Kr
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶	18	Ar	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶ 5s ²	54	Xe
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ²	20	Ca	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶ 5s ² 5p ⁴	54	Te
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 3d ⁵	25	Mn	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶ 5s ² 5p ⁶	54	Xe
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 3d ⁵ 4f ¹	57	La	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶ 5s ² 5p ⁶ 6s ²	80	Hg
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 3d ⁵ 4f ¹⁴	62	Sm	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶ 5s ² 5p ⁶ 6s ² 6p ⁴	84	Pol
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 3d ⁵ 4f ¹⁴ 5d ¹	71	La	1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 4p ⁶ 5s ² 5p ⁶ 6s ² 6p ⁶ 7s ²	118	Og
1s ² 2s ² 2p ⁶ 3s ² 3p ⁶ 4s ² 3d ⁵ 4f ¹⁴ 5d ¹⁰	78	Pt			



2018 11/3/24 Deep Drains

PARCEL 1	

A. Gross Area:	471,304 sq.ft. or 10.82 acres
B. Maximum Building Coverage:	141,391 sq.ft. or 30 percent
C. Maximum Gross Floor Area:	164,956 sq.ft. 35 percent
D. Max. Gross Floor Area (Multi-Family):	195,591 sq.ft.

RESERVE A

A. Gross Area: 381,091
or 8.75

B. Proposed Uses: Recreation, Drainage, Landscaping,
Spice, Utilities as Confined to Easements, or

RESERVE B

A. Gross Area: 1,202.12
or 27.6

B. Proposed Uses: Recreation, Drainage, Landscaping, Spots, Utilities as Confined to Easements, or

RESERVE C

A. Gross Area: 26,540.00
or 0.61

B. Proposed Uses: Drainage, Landscaping, Signs, Space, Utilities as Confined to Easements, and

RESERVE D

A. Gross Area: 42,245.00
or 0.97

B. Proposed Uses: Drainage, Landscaping, Sign Space, Utilities as Confined to Easements, and

RESERVE E

A. Gross Area: 45,390.00

B. Proposed Uses: Drainage, Landscaping, Signs,
Spots, Utilities as Confined to Easements, and:

RESERVE F

A. Gross Area: 34,468.
or 0.79

B. Proposed Uses: Drainage, Landscaping, Signs, Space, Utilities as Confined to Easements, and

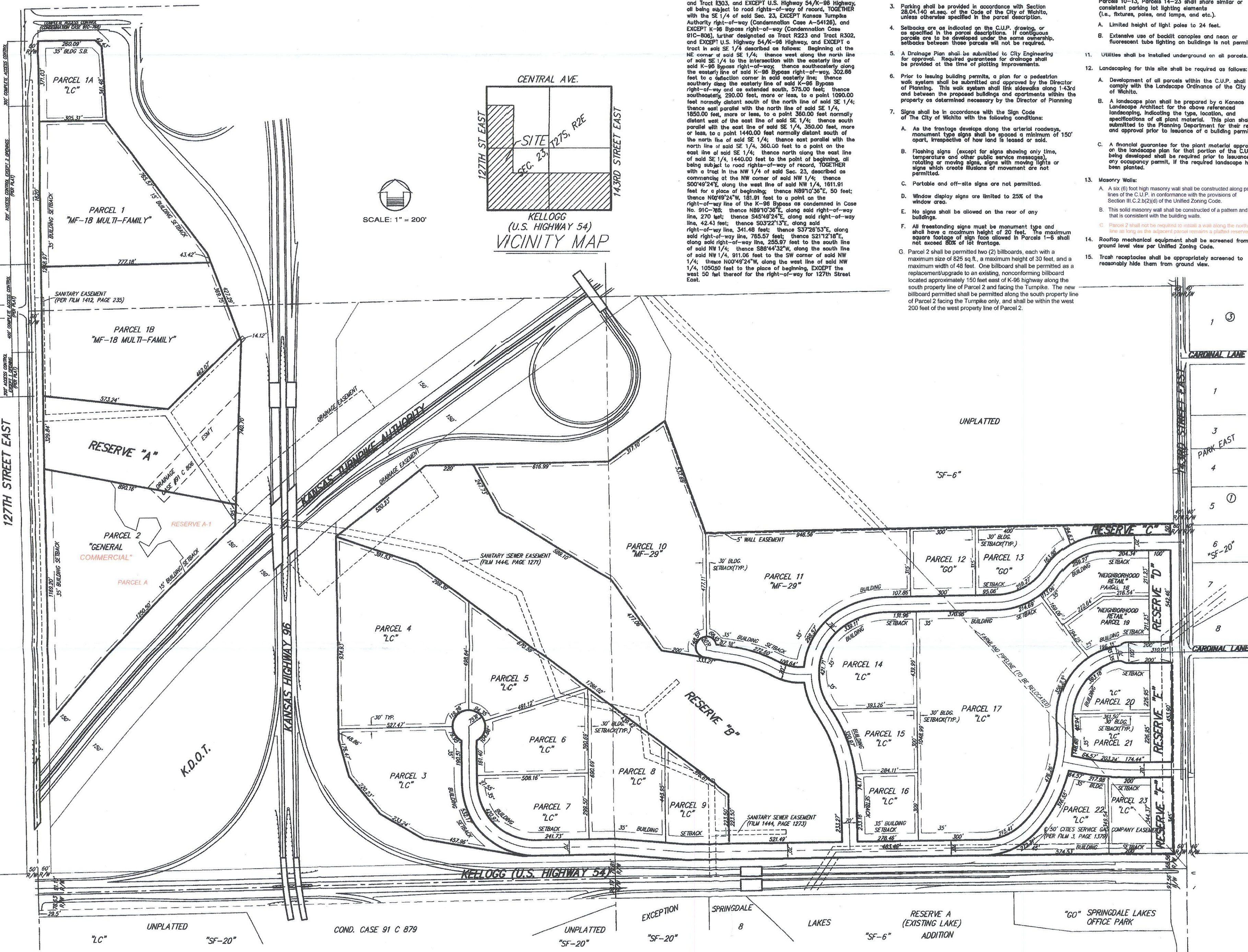
REVISIONS

SUBMITTED: ???
APPROVED BY MAPC: ???
APPROVED BY BCC: APRIL 12, 2000
AMENDMENT #1: APPROVED BY MAPC: FEBRUARY
AMENDMENT #1: APPROVED BY WCC: APRIL 6, 2000

ADMINISTRATIVE ADJUSTMENT APPROVED: APRIL
ADMINISTRATIVE ADJUSTMENT #2 - APRIL, 2019
AMENDMENT #2 - AUGUST 12, 2019
AMENDMENT #3 - OCTOBER 28, 2022

shall be shielded to direct light downward direction.

SUBMITTED: ???
APPROVED BY MAPC: ???
APPROVED BY BCC: APRIL 12, 2000
AMENDMENT #1 APPROVED BY MAPC: FEBRUARY 18, 2010
AMENDMENT #1 APPROVED BY WCC: APRIL 6, 2010
ADMINISTRATIVE ADJUSTMENT APPROVED: APRIL ??, 2013
ADMINISTRATIVE ADJUSTMENT #2 - APRIL, 2019
AMENDMENT #2 - AUGUST 12, 2019
AMENDMENT #3 - OCTOBER 28, 2022

[illegible][illegible]

DP-248

**MEADOWLAND
COMMERCIAL & RESIDENTIAL
COMMUNITY UNIT PLAN**

 **Baughman Company, P.A.**
315 Ella St. Wichita, KS 67211 P 316-262-7171 F 316-262-0104
LICENSING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

APC 11/19/2023 CMR
1 OF 4

MEADOWLAND COMMUNITY UNIT PLAN

COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN

DP-248

PARCEL 1	
A. Gross Area:	471,304 sq. ft. or 10.85 acres
B. Maximum Building Coverage:	141,391 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	184,958 sq. ft. or 35 percent
D. Max. Gross Floor Area (Multi-Family):	195,591 sq. ft. or 41.5 percent
E. Maximum Number of Buildings:	357 du/acre max. or Two (2) non-residential buildings
F. Maximum building height:	45 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	MF-18 Multi-Family
PARCEL 1A	
A. Gross Area:	109,800 sq. ft. or 2.52 acres
B. Maximum Building Coverage:	32,940 sq. ft. or 11.55 acres
C. Maximum Gross Floor Area:	36,430 sq. ft. or 35 percent
D. Max. Gross Floor Area (Multi-Family):	55,500 sq. ft. or 50.5 percent
E. Maximum Number of Buildings:	45 du/acre max. or Two (2) non-residential buildings
F. Maximum building height:	45 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial
PARCEL 1B	
A. Gross Area:	503,129 sq. ft. or 11.55 acres
B. Maximum Building Coverage:	150,938 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	176,095 sq. ft. or 35 percent
D. Max. Gross Floor Area (Multi-Family):	208,798 sq. ft. or 41.5 percent
E. Maximum Number of Buildings:	357 du/acre max. or Two (2) non-residential buildings
F. Maximum building height:	45 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	MF-18 Multi-Family

PARCEL 2	
A. Proposed Uses: Self-service Warehouse. The Supplementary Use Regulations of Section D-6 of the Unified Zoning Code, except for Provisions 1 and 7.	
B. Gross Area:	528,186 sq. ft. or 12.13 acres
C. Maximum Building Coverage:	158,456 sq. ft. or 30 percent
D. Maximum Gross Floor Area (Multi-Family):	209,500 sq. ft. or 39.7 percent
E. Maximum Building Height:	35 feet
F. Maximum Number of Buildings:	3 non-residential bldgs.
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	General Commercial
PARCEL 3	
A. Gross Area:	249,109.20 sq. ft. or 5.72 acres
B. Maximum Building Coverage:	74,732.78 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	87,188.22 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 4	
A. Net Area:	456,528.48 sq. ft. or 10.48 acres
B. Maximum Building Coverage:	136,988.54 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	159,784.97 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 5	
A. Net Area:	150,956.48 sq. ft. or 3.47 acres
B. Maximum Building Coverage:	45,288.94 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	52,834.77 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 6	
A. Net Area:	156,887.93 sq. ft. or 3.50 acres
B. Maximum Building Coverage:	47,068.38 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	54,910.78 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 7	
A. Net Area:	136,406.68 sq. ft. or 3.13 acres
B. Maximum Building Coverage:	40,922 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	47,742.34 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 8	
A. Net Area:	197,188.56 sq. ft. or 4.52 acres
B. Maximum Building Coverage:	59,168.57 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	69,016 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 9	
A. Net Area:	101,038.15 sq. ft. or 2.32 acres
B. Maximum Building Coverage:	31,719.30 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	35,363.35 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 10	
A. Net Area:	553,501.26 sq. ft. or 12.71 acres
B. Maximum Building Coverage:	368
C. Minimum Lot Size: 3,500 sq. ft. for single-family; 3,000 sq. ft. per dwelling unit for duplex; 1,500 sq. ft. per unit for multi-family/maximum 28 dwelling units per acre; 6,000 sq. ft. for nonresidential	
D. Minimum Lot Width: 35 feet for single-family; 50 feet for all other uses	
E. Minimum Setbacks: Front=25 feet; Rear=20 feet; Interior Side=6 feet; Street Side=20 feet	
F. Maximum Height: 45 feet	
H. Access Points:	See Drawing
I. Zoning:	Multi-Family-29

PARCEL 11	
A. Net Area:	438,233.58 sq. ft. or 10.06 acres
B. Maximum Number of Buildings:	291
C. Minimum Lot Size: 3,500 sq. ft. for single-family; 3,000 sq. ft. per dwelling unit for duplex; 1,500 sq. ft. per unit for multi-family/maximum 28 dwelling units per acre; 6,000 sq. ft. for nonresidential	
D. Minimum Lot Width: 35 feet for single-family; 50 feet for all other uses	
E. Minimum Setbacks: Front=25 feet; Rear=20 feet; Interior Side=6 feet; Street Side=20 feet	
F. Maximum Height: 45 feet	
H. Access Points:	See Drawing
I. Zoning:	Multi-Family-29

PARCEL 12	
A. Net Area:	94,989.13 sq. ft. or 2.17 acres
B. Maximum Building Coverage:	28,266.57 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	33,074.70 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	General Office

PARCEL 13	
A. Net Area:	105,731.0 sq. ft. or 2.43 acres
B. Maximum Building Coverage:	31,719.30 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	37,005.85 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	General Office

PARCEL 14	
A. Net Area:	175,853.89 sq. ft. or 4.03 acres
B. Maximum Building Coverage:	52,766.17 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	61,548.86 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 15	
A. Net Area:	97,530.92 sq. ft. or 2.23 acres
B. Maximum Building Coverage:	29,209.28 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	34,135.82 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 16	
A. Net Area:	86,180.54 sq. ft. or 1.94 acres
B. Maximum Building Coverage:	25,856.86 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	30,166.34 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 17	
A. Net Area:	671,054.11 sq. ft. or 15.41 acres
B. Maximum Building Coverage:	201,318.23 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	234,868.94 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Four (4)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 18	
A. Net Area:	102,955.73 sq. ft. or 2.34 acres
B. Maximum Building Coverage:	30,766.72 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	35,894.51 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Neighborhood Retail

PARCEL 19	
A. Gross Area:	77,888.32 sq. ft. or 1.79 acres
B. Maximum Building Coverage:	23,368.50 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	27,860.91 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Neighborhood Retail

PARCEL 20	
A. Gross Area:	71,070.15 sq. ft. or 1.63 acres
B. Maximum Building Coverage:	21,321.05 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	24,874.55 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 21	
A. Gross Area:	78,863.89 sq. ft. or 1.81 acres
B. Maximum Building Coverage:	23,659.17 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	27,602.36 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 22	
A. Gross Area:	105,324.08 sq. ft. or 2.41 acres
B. Maximum Building Coverage:	31,722 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	36,863.43 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 23	
A. Gross Area:	68,908.54 sq. ft. or 1.58 acres
B. Maximum Building Coverage:	20,672.56 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	24,117.99 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

RESERVE A	
A. Gross Area:	381,091.30 sq. ft. or 8.75 acres
B. Proposed Uses: Recreation, Drainage, Landscaping, Open Space, Utilities as Confined to Easements, and Sidewalks.	
RESERVE B	
A. Gross Area:	1,202,129.12 sq. ft. or 27.60 acres
B. Proposed Uses: Recreation, Drainage, Landscaping, Open Space, Utilities as Confined to Easements, and Sidewalks.	

RESERVE C	
A. Gross Area:	26,540.92 sq. ft. or 0.61 acres
B. Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	
RESERVE D	
A. Gross Area:	42,245.46 sq. ft. or 0.97 acres
B. Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	
RESERVE E	
A. Gross Area:	45,390.50 sq. ft. or 1.04 acres
B. Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	
RESERVE F	
A. Gross Area:	34,468.35 sq. ft. or 0.79 acres
B. Proposed Uses: Drainage, Landscaping, Signage, Open Space, Utilities as Confined to Easements, and Sidewalks.	

REVISIONS	
SUBMITTED: ???	
APPROVED BY MAPC: ???	
APPROVED BY SCC: APRIL 12, 2000	
AMENDMENT #1 APPROVED BY MAPC: FEBRUARY 18, 2010	
AMENDMENT #1 APPROVED BY SCC: APRIL 1, 2010	
ADMINISTRATIVE ADJUSTMENT APPROVED: APRIL 17, 2013	
ADMINISTRATIVE ADJUSTMENT #2: APRIL 2019	
AMENDMENT #2: AUGUST 12, 2019	

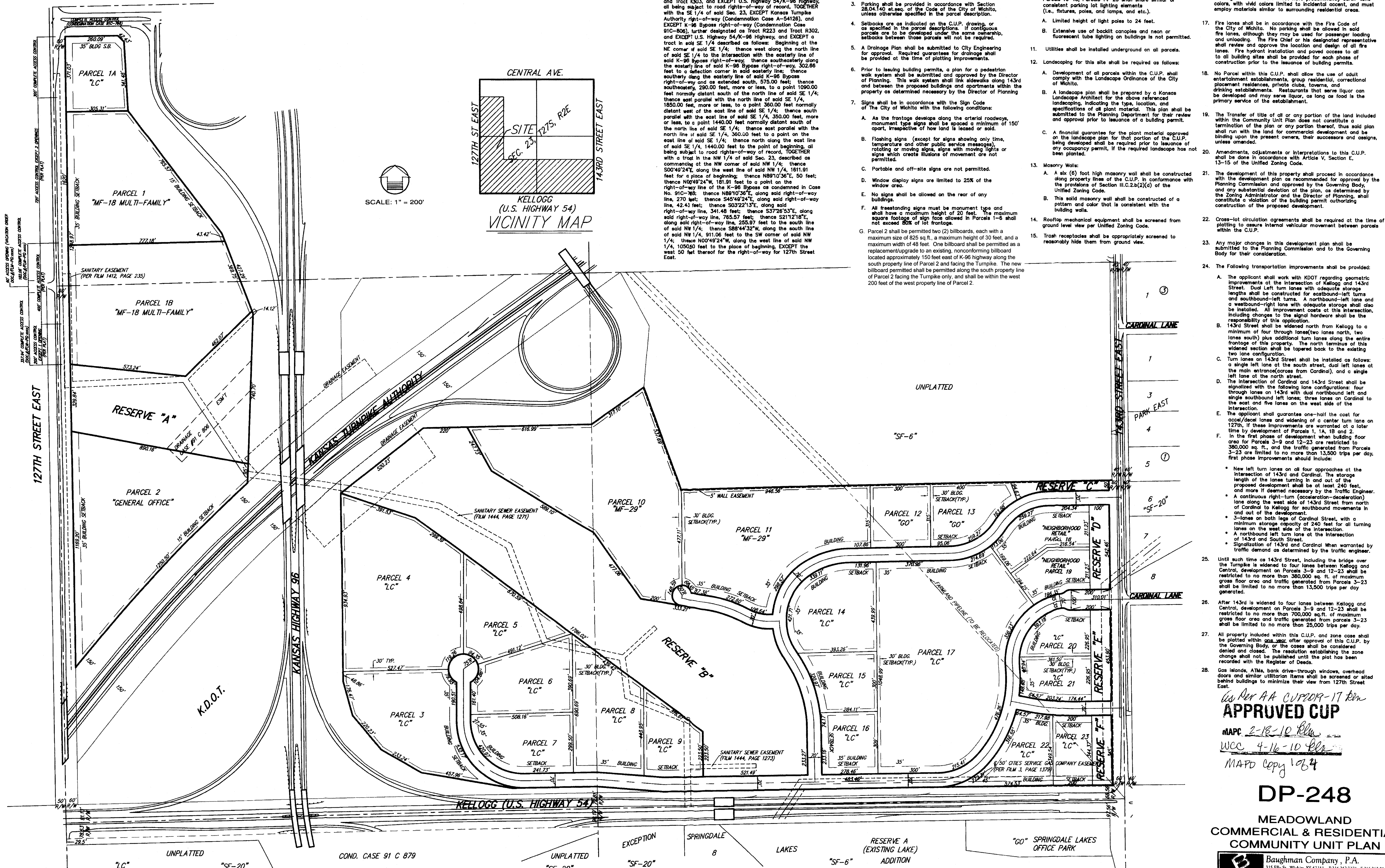
- Access Controls shall be as shown on the final plat, or as shown on drawing.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Parcels 1, 1A, 1B and 2 separately; Parcels 3-9 separately; Parcels 10-13 separately; and Parcels 14-23 separately shall share character, color, texture, and the same predominate exterior architectural building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental objects, and must employ materials similar to surrounding residential areas.
- Fire lines shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and power access to all lot building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No Parcel within this C.U.P. shall allow the use of adult entertainment establishments, group residential, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- The Transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, thus said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless otherwise as determined by the traffic engineer.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section E, 15-15 of the Unified Zoning Code.
- The development of this property shall proceed in accordance with 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 Unified Zoning Code.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The following transportation improvements shall be provided:
 - The applicant shall work with KDOT regarding geometric improvements of the intersection of Kellogg and 143rd Street. Dual left turn lanes with adequate storage lengths shall be constructed for eastbound-left turns and southbound-left turns. A northbound-left lane and a westbound-right lane with adequate storage shall also be installed. All improvement costs at this intersection, including changes to the signal hardware shall be the responsibility of this applicant.
 - 143rd Street shall be widened north from Kellogg to a minimum of four through lanes/two lanes north (two lanes south) plus additional turn lanes along the entire length of this development. The north terminus of this widening section shall be tapered back to the existing two lane configuration.
 - Turn lanes on 143rd Street shall be installed as follows: a single left lane at the south street, dual left lanes at the main entrance to the development (Cardinal), and a single left lane at the north street.
 - The intersection of Cardinal and 143rd Street shall be signalized with the following lane configurations: four through lanes on 143rd with dual northbound left and single southbound left lanes; three lanes on Cardinal to the east and five lanes on the west side of the intersection.
 - The applicant shall guarantee one-half the cost for local/feeder lanes and widening of a center turn lane on 127th. If these improvements are warranted at a later time by development of Parcels 1, 1A, 1B and 2.
 - In the first phase of development, the maximum gross floor area for Parcels 3-9 and 12-23 are restricted to 380,000 sq. ft. and one-way traffic generated from Parcels 3-23 are limited to no more than 13,500 trips per day, first phase improvements should include:
 - New left turn lanes on all four approaches at the intersection of 143rd and Cardinal. The storage length of the lanes turning in and out of the proposed development shall be at least 240 feet, and more if deemed necessary by the Traffic Engineer.
 - A continuous right-turn (acceleration-deceleration) lane along the west side of 143rd Street north of Cardinal to Kellogg for southbound movements in and out of the development.
 - 3-lanes on both legs of Cardinal Street, with a minimum of four through lanes/two lanes north (two lanes south) plus additional turn lanes along the entire length of this development.
 - A northbound left turn lane at the intersection of 143rd and South Street.
 - Signalization of 143rd and Cardinal when warranted by traffic demand as determined by the traffic engineer.

LEGAL DESCRIPTION:

The SW 1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgewick County, Kansas, EXCEPT Kansas Turnpike Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass right-of-way (Condemnation Case 91C-808), further designated as Tract R225, Tract R226, and Tract R227, and EXCEPT U.S. Highway 54/K-96 Highway, all being subject to road rights-of-way of record, TOGETHER with the SE 1/4 of said Sec. 23, EXCEPT Kansas Turnpike Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass right-of-way (Condemnation Case 91C-808), further designated as Tract R223 and Tract R302, and EXCEPT U.S. Highway 54/K-96 Highway, and EXCEPT a tract in said SE 1/4 described as follows: Beginning at the NE corner of said SE 1/4, thence west along the north line of said SE 1/4 to the intersection with the easterly line of said K-96 Bypass right-of-way, thence southeasterly along the easterly line of said K-96 Bypass right-of-way, 302.66 feet to a section corner in said easterly line, thence southerly along the easterly line of said K-96 Bypass right-of-way and as extended south, 575.00 feet; thence southeasterly, 290.00 feet, more or less, to a point 1090.00 feet normally distant south of the north line of said SE 1/4; thence east parallel with the north line of said SE 1/4, 1850.00 feet, more or less, to a point 260.00 feet normally distant west of the east line of said SE 1/4; thence south parallel with the east line of said SE 1/4, 250.00 feet, more or less, to a point 1440.00 feet normally distant south of the north line of said SE 1/4; thence east parallel with the north line of said SE 1/4, 300.00 feet to a point on the east line of said SE 1/4; thence north along the east line of said SE 1/4, 1440.00 feet to the point of beginning, all being subject to road rights-of-way of record, TOGETHER with a tract in the NW 1/4 of said Sec. 23, described as commencing at the NW corner of said NW 1/4, 181.91 feet for a place of beginning, thence N89°10'34"E, 50 feet; thence N04°49'24"W, 181.91 feet to a point on the south line of said NW 1/4; thence S89°44'52"W, along the south line of said NW 1/4, 911.06 feet to the SW corner of said NW 1/4; thence N04°49'24"W, along the west line of said NW 1/4, 1050.00 feet to the place of beginning, EXCEPT the west 50 feet thereof for the right-of-way for 127th Street East.

GENERAL PROVISIONS:

- Total Land Area: 7,946,838.03 sq. ft. or 182.50 acres
- Total Gross Floor Area: 2,782,373.31 sq. ft. or 35 percent
- Parking shall be provided in accordance with Section 28.06.140 of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Prior to leasing building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall link sidewalks along 143rd and between the proposed parcels with the property as determined necessary by the Director of Planning.
- Signage shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any lot.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 1-5 shall not exceed 80% of lot frontage.
- Parcel 2 shall be permitted two (2) billboards, each with a maximum size of 825 sq. ft., a maximum height of 30 feet, and a maximum width of 48 feet. One billboard shall be permitted as a replacement/upgrade to an existing, nonconforming billboard located approximately 150 feet east of K-96 highway along the south property line of Parcel 2 and facing the Turnpike. The new billboard permitted shall be permitted along the south property line of Parcel 2 facing the Turnpike, and shall be within the west 200 feet of the west property line of Parcel 2.



APPROVED

DP-248 Arch Rev per GP#16

Date: 12-14-17 *SK*

Page 1 of 11



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EXTERIOR VIEW
NO SCALE

Cottages at Crestview
Wichita
Kansas


Architects
Collective

CLUB HOUSE

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DP-248 Arch Rev per GP#16

Date: 12-14-17 JH

Page 2 of 11



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Cottages at Crestview Wichita Kansas



A2.3 STORY

APPROVED

DP-248 Arch Rev per GP #16

Date: 12-14-17 SK

Page 3 of 11



EXTERIOR VIEW
NO SCALE

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Cottages at Crestview
Wichita Kansas



B2.3 STORY

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Date: 12-14-17 SK

Page 4 of 11



EXTERIOR VIEW
NO SCALE

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Cottages at Crestview Wichita Kansas



A2/A9.3 STORY

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DP-248 Arch Rev per GP#16

Date: 12-14-17 *SK*

Page 5 of 11



EXTERIOR VIEW
NO SCALE

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Cottages at Crestview Wichita Kansas



A2/A9.3 W/ GARAGES

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DP-248 Arch Rev per GP #16

Date: 12-14-17 *JK*

Page 6 of 11



EXTERIOR VIEW
NO SCALE

Cottages at Crestview Wichita Kansas

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A2/A9.11 W/ GARAGES

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Page 7 of 11



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Cottages at Crestview

Wichita Kansas



B2/B8.3 STORY

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Page 8 of 11



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Cottages at Crestview

Wichita Kansas



B2/B8.3 W/ GARAGES

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Date: 12-14-17 SK

Page
9 of 11



EXTERIOR VIEW
NO SCALE

Cottages at Crestview Wichita Kansas

NOTICE OF COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED. WHEREBY THE ARCHITECT, AS ARCHITECTURAL WORK, COPYRIGHT PROTECTION ACT OF 1976. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF DESIGN. UNLESS SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDINGS, REPRESENTED CAN LEGALLY RESULT IN THE DESTRUCTION OF CONSTRUCTION OR BUILDINGS BEING ISSUED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.



B2/B8.11 W/ GARAGES

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DP-248 Arch Rev per GP# 16

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Page 10 of 11



EXTERIOR VIEW
NO SCALE

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Cottages at Crestview
Wichita
Kansas



A4/B4/C4

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Page 11 of 11



EXTERIOR VIEW
NO SCALE

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Cottages at Crestview Wichita Kansas



A3/B3 GARAGE



Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2013

William Lusk, Jr. Living Trust attn Bill Lusk
1608 E. Lewis
Wichita, KS 67211

Verandas at Crestview I, LLC attn. Grant Gaudreau
6913 E. Stonegate
Wichita, KS 67206

Baughman Company, PA attn. Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2013-15 - City Administrative Adjustment to CUP-248, to reconfigure Parcel 1 and creation of Parcel 1b in conjunction with a Lot Split, generally located north of Kellogg and east 127th Street East.

Dear Applicants:

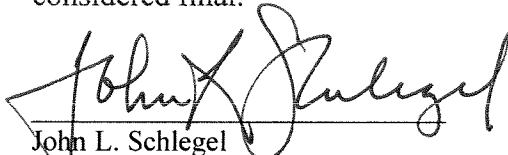
We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-248 Meadowland Community Unit Plan ("CUP"). We understand you wish to reconfigure Parcel 1 and create Parcel 1b in conjunction with a Lot Split. Building coverage and floor area will be the distributed proportionately to the new parcel as indicated on the revised CUP. Uses permitted on the newly created parcels do not change.

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

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

The "Development Application" signs may now be removed from the property. Please submit

four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


John L. Schlegel
Director of Planning


Tom Stolz
MABCD Director

cc: Paul Hays, Office of Central Inspection
Pete Meitzner, CM District II
Megan Buckmaster, NA District II



Wichita-Sedgwick County Metropolitan Area Planning Department

May 6, 2019

Ronald Watkins Rev. Living Trust
1800 S. Spring Lake Road
Halstead, KS 67056

K.E. Miller Engineering, P.A.
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: CUP2019-00017 – City Administrative Adjustment to re-allocate maximum gross floor area between Parcel 1a and Parcel 2 in Meadowland Commercial and Residential CUP DP-248.

Legal Description: Part of Lot 2, Block E, Meadowland Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-248 to re-allocate 10,000 square feet of maximum gross floor area for multi-family use from Parcel 2 to Parcel 1A. Modifications (alteration) of text listed below from the original CUP are listed by ***bold and italicized text*** as follows:

Parcel Descriptions:

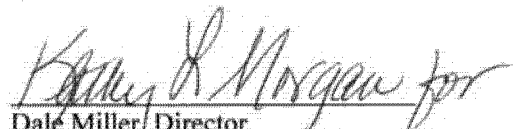
Parcel 1a D. Max. Gross Floor Area (Multi-Family) = ***55,500 sq. ft. (50.5 percent)***

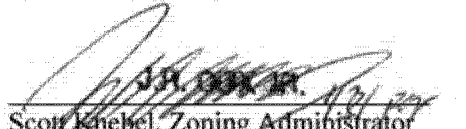
Parcel 2 D. Max. Gross Floor Area (Multi-Family) = ***209,000 sq. ft. (39.6 percent)***

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

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

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


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR, District II

PARCEL 1

A. Gross Area:	471,304 sq. ft. or 10.82 acres
B. Maximum Building Coverage:	141,391 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	164,956 sq. ft. or 35 percent
D. Max. Gross Floor Area (Multi-Family):	195,591 sq. ft. or 41.5 percent
E. Maximum Number of Buildings:	357 du./acre max. or Two (2) non-residential buildings
F. Maximum Building Height:	45 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	MF-18 Multi-Family

PARCEL 1A

A. Gross Area:	105,800 sq. ft. or 2.52 acres
B. Maximum Building Coverage:	43,920 sq. ft. or 40 percent
C. Maximum Gross Floor Area (non Multi-Family):	38,430 sq. ft. or 35 percent
D. Maximum Gross Floor Area (Multi-Family):	76,078 sq. ft. or 69.3 percent
E. Maximum Number of Buildings:	45 du./acre max. or Two (2) non-residential buildings
F. Maximum Building Height:	45 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 1B

A. Gross Area:	503,128 sq. ft. or 11.55 acres
B. Maximum Building Coverage:	150,328 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	176,090 sq. ft. or 35 percent
D. Max. Gross Floor Area (Multi-Family):	208,798 sq. ft. or 41.5 percent
E. Maximum Number of Buildings:	357 du./acre max. or Two (2) non-residential buildings
F. Maximum Building Height:	45 feet
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	MF-18 Multi-Family

PARCEL 2

A. Proposed Uses:	Self-service Warehouse, The Supplementary Use Regulations of Section 13.3 of the Unified Zoning Code, except for Provisions 1 and 17.
B. Gross Area:	526,189 sq. ft. or 12.13 acres
C. Maximum Building Coverage:	159,456 sq. ft. or 30 percent
D. Maximum Gross Floor Area (Multi-Family):	209,000 sq. ft. or 39.7 percent
E. Maximum Building Height:	35 feet
F. Maximum Number of Buildings:	3 non-residential bldgs.
G. Setbacks:	See Drawing
H. Access Points:	See Plat
I. Zoning:	General Commercial

PARCEL 3

A. Gross Area:	249,109.20 sq. ft. or 5.72 acres
B. Maximum Building Coverage:	74,732.76 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	87,188.22 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

MEADOWLAND COMMUNITY UNIT PLAN COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN DP-248

PARCEL 4

A. Net Area:	456,528.48 sq. ft. or 10.48 acres
B. Maximum Building Coverage:	136,958.57 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	159,784.97 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 5

A. Net Area:	150,927.93 sq. ft. or 3.43 acres
B. Maximum Building Coverage:	47,086.38 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	54,910.78 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 6

A. Net Area:	156,927.93 sq. ft. or 3.43 acres
B. Maximum Building Coverage:	47,086.38 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	54,910.78 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 60 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 7

A. Net Area:	136,408.68 sq. ft. or 3.13 acres
B. Maximum Building Coverage:	40,922 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	47,742.34 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing for Setbacks
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 8

A. Net Area:	197,188.56 sq. ft. or 4.52 acres
B. Maximum Building Coverage:	59,156.57 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	69,016 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 9

A. Net Area:	101,038.15 sq. ft. or 2.32 acres
B. Maximum Building Coverage:	30,311.45 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	35,363.35 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 10

A. Net Area:	553,501.26 sq. ft. or 12.71 acres
B. Maximum Number of Buildings:	368
C. Minimum Lot Size:	3,500 sq. ft. for single-family, 5,000 sq. ft. per dwelling unit for duplex, 1,500 sq. ft. per unit for multi-family (maximum 29 dwelling units per acre); 6,000 sq. ft. for nonresidential
D. Minimum Lot Width:	35 feet for single-family, 50 feet for all other uses
E. Minimum Setbacks:	Front=25 feet; Rear=20 feet; Interior Side=6 feet; Street Side=20 feet;
F. Maximum Height:	45 feet
G. Access Points:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Multi-Family-29

PARCEL 11

A. Net Area:	438,223.58 sq. ft. or 10.08 acres
B. Maximum Number of Buildings:	291
C. Minimum Lot Size:	3,500 sq. ft. for single-family, 5,000 sq. ft. per dwelling unit for duplex, 1,500 sq. ft. per unit for multi-family (maximum 29 dwelling units per acre); 6,000 sq. ft. for nonresidential
D. Minimum Lot Width:	35 feet for single-family, 50 feet for all other uses
E. Minimum Setbacks:	Front=25 feet; Rear=20 feet; Interior Side=6 feet; Street Side=20 feet;
F. Maximum Height:	45 feet
G. Access Points:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Multi-Family-29

PARCEL 12

A. Net Area:	94,499.13 sq. ft. or 2.17 acres
B. Maximum Building Coverage:	28,346.73 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	33,074.70 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	General Office

PARCEL 13

A. Net Area:	105,731.0 sq. ft. or 2.43 acres
B. Maximum Building Coverage:	31,719.30 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	37,005.85 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	General Office

PARCEL 14

A. Net Area:	175,853.89 sq. ft. or 4.03 acres
B. Maximum Building Coverage:	52,768.17 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	61,545.82 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 15

A. Net Area:	97,530.92 sq. ft. or 2.23 acres
B. Maximum Building Coverage:	29,259.28 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	34,316.82 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 16

A. Net Area:	86,189.54 sq. ft. or 1.98 acres
B. Maximum Building Coverage:	25,856.86 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	30,165.34 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 17

A. Net Area:	671,054.11 sq. ft. or 15.41 acres
B. Maximum Building Coverage:	201,318.23 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	234,868.94 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Four (4)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 18

A. Net Area:	102,850.73 sq. ft. or 2.35 acres
B. Maximum Building Coverage:	30,786.72 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	35,894.51 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Neighborhood Retail

PARCEL 19

A. Gross Area:	77,808.32 sq. ft. or 1.78 acres
B. Maximum Building Coverage:	23,266.50 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	27,280.91 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Neighborhood Retail

PARCEL 20

A. Gross Area:	71,070.15 sq. ft. or 1.63 acres
B. Maximum Building Coverage:	21,321.05 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	24,874.55 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 21

A. Gross Area:	78,853.89 sq. ft. or 1.81 acres
B. Maximum Building Coverage:	23,658.17 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	27,692.36 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 22

A. Gross Area:	105,324.08 sq. ft. or 2.41 acres
B. Maximum Building Coverage:	31,597.22 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	36,893.43 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

PARCEL 23

A. Gross Area:	68,908.54 sq. ft. or 1.58 acres
B. Maximum Building Coverage:	20,672.56 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	24,117.99 sq. ft. or 35 percent
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 35 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. Zoning:	Limited Commercial

RESERVE A

A. Gross Area:	381,081.30 sq. ft. or 8.76 acres
B. Proposed Uses:	Recreation, Drainage, Landscaping, Open Space, Utilities as Confined to Easements, and Sidewalks.

RESERVE B

A. Gross Area:	1,202,129.12 sq. ft. or 27.60 acres
B. Proposed Uses:	Recreation, Drainage, Landscaping, Open Space, Utilities as Confined to Easements, and Sidewalks.

RESERVE C

A. Gross Area:	28,540.92 sq. ft. or 0.61 acres
B. Proposed Uses:	Drainage, Landscaping, Storage, Open Space, Utilities as Confined to Easements, and Sidewalks.

RESERVE D

A. Gross Area:	42,245.48 sq. ft. or 0.97 acres
B. Proposed Uses:	Drainage, Landscaping, Storage, Open Space, Utilities as Confined to Easements, and Sidewalks.

RESERVE E

A. Gross Area:	45,390.50 sq. ft. or 1.04 acres
B. Proposed Uses:	Drainage, Landscaping, Storage, Open Space, Utilities as Confined to Easements, and Sidewalks.

RESERVE F

A. Gross Area:	34,468.35 sq. ft. or 0.79 acres
B. Proposed Uses:	Drainage, Landscaping, Storage, Open Space, Utilities as Confined to Easements, and Sidewalks.

REVISIONS

SUBMITTED: 1/17	APPROVED BY MAPC: ???
APPROVED BY BCC: APRIL 12, 2000	AMENDMENT #1 APPROVED BY MAPC: FEBRUARY 18, 2010
AMENDMENT #1 APPROVED BY WCC: APRIL 8, 2010	ADMINISTRATIVE ADJUSTMENT APPROVED: APRIL 17, 2013
ADMINISTRATIVE ADJUSTMENT #2 - APRIL 24, 2013	AMENDMENT #2 - AUGUST 12, 2019
ADMINISTRATIVE ADJUSTMENT #3 - AUGUST, 2020	

LEGAL DESCRIPTION:

The SW 1/4 of Sec. 23, Twp. 27-S, R-2-E of the 6th P.M., Sedgewick County, Kansas, EXCEPT Kansas Turnpike Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass right-of-way (Condemnation Case 91C-806), further designated as Tract R221, Tract R222, Tract R223, and Tract R231, and EXCEPT U.S. Highway 54/K-96 Highway, all being subject to road rights-of-way of record, TOGETHER with the SE 1/4 of said Sec. 23, EXCEPT Kansas Turnpike Authority right-of-way (Condemnation Case A-54126), and EXCEPT K-96 Bypass right-of-way (Condemnation Case 91C-806), further designated as Tract R221 and Tract R223, and EXCEPT U.S. Highway 54/K-96 Highway, and EXCEPT a tract in said SE 1/4 described as follows: Beginning at the NE corner of said SE 1/4, thence west along the north line of said SE 1/4 to the intersection with the easterly line of said K-96 Bypass right-of-way, thence southeasterly along the easterly line of said K-96 Bypass right-of-way, thence southeasterly along the easterly line of said K-96 Bypass right-of-way, 302.66 feet to a deflection corner, thence southeasterly along the easterly line of said K-96 Bypass right-of-way, 50 feet, thence southeasterly along the easterly line of said K-96 Bypass right-of-way, 181.91 feet to a point on the right-of-way line of the K-96 Bypass as condemned in Case No. 91C-768, thence N89°10'24"E, along said right-of-way line, 270 feet; thence S45°49'24"E, along said right-of-way line, 42.43 feet; thence S03°21'17"E, along said right-of-way line, 341.48 feet; thence S37°25'37"E, along said right-of-way line, 765.57 feet; thence S12°12'18"E, along said right-of-way line, 255.97 feet to the south line of said NW 1/4, thence S88°44'32"W, along the south line of said NW 1/4, 911.06 feet to the SW corner of said NW 1/4, thence N00°42'24"E, along the west line of said NW 1/4, 1055.50 feet to the place of beginning, EXCEPT the west 50 feet thereof for the right-of-way for 127th Street East.

GENERAL PROVISIONS:

- Total Land Area: 7,949,838.03 sq. ft. or 182.50 acres
- Total Gross Floor Area: 2,782,373.31 sq. ft. or 35 percent
- Parking shall be provided in accordance with Section 28.04.140 of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P., drawing, or as specified in the parcel description. If no setbacks are indicated, the setbacks shall be as follows: Front=25 feet, Rear=20 feet, Interior Side=6 feet, Street Side=20 feet.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Prior to leaving building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall include sidewalks along 143rd and between the proposed buildings and apartments within the property as determined necessary by the Director of Planning.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the Franchise develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how long is located or sold.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 1-6 shall not exceed 80K of Billboards.
 - Parcels 2 shall be permitted two (2) billboards, each with a maximum size of 925 sq. ft., a maximum height of 30 feet, and a maximum width of 48 feet. One billboard shall be permitted as a replacement to an existing, nonconforming billboard located approximately 150 feet east of K-96 highway along the south property line of Parcel 2 and facing the Turnpike. The new billboard permitted shall be permitted along the south property line of Parcel 2 facing the Turnpike only, and shall be within the west 200 feet of the west property line of Parcel 2.

- Access Controls shall be as shown on the final plat, or as shown on drawing.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Parcels 1, 1A, 1B and 2 separately, Parcels 3-9 separately, Parcels 10-13 separately, and Parcels 14-23 separately shall share character, color, texture, and the same predominant exterior uniform architectural building material. Building walls and roofs must have predominantly earth-tone colors. With vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all buildings shall be provided for each phase of construction prior to the issuance of building permits.
- No Parcel within this C.U.P. shall allow the use of solid, entertainment establishments, group residential, recreational placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- The Transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, thus said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section C, 13-15 of the Unified Zoning Code.
- The development of this property shall proceed in accordance with the subdivision plan as recommended for approval by the Planning Commission and approved by the City Council, and any substantial deviation of the plan, as determined