

AUBURN HILLS COMMERCIAL II

COMMUNITY UNIT PLAN

DP-225

Parcel 4

- A. Net Area: 54,243 sq.ft. or 1.24 acres
- B. Maximum Building Coverage: 16,273 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 18,985 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning except for those listed under G.P. #7 and #21

PARCEL 1

- A. Net Area: 45,997 sq.ft. or 1.06 acres
- B. Maximum Building Coverage: 13,799 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 16,099 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning except for those listed under G.P. #7 and #21

PARCEL 2

- A. Net Area: 69,266 sq.ft. or 1.59 acres
- B. Maximum Building Coverage: 20,780 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 24,243 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

PARCEL 3

- A. Net Area: 107,941 sq.ft. or 2.48 acres
- B. Maximum Building Coverage: 32,382 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 37,779 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

LEGAL DESCRIPTION:

All lots and blocks, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

GENERAL PROVISIONS:

- Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres
- Total Gross Floor Area: 97,107 sq.ft.
- Total Net Floor Area Ratio: 35 percent ±
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 the City Engineer for approval. Required guarantees or drainage shall be provided at the time of platting improvements.
- Major street improvements for Maple and 135th Street W. shall be in conformance with the following requirements, along with any other City Engineering requirements:
 - Owner to guarantee an acceleration-deceleration lane around the corner of the intersection.
 - Plat shall guarantee permanent paving along the owner's frontage on 135th Street.
- No business other than a grocery or drugstore may exceed 16,000 square feet in floor area. No restaurant with drive-in or drive-through service, no convenience stores, service stations, car washes, and no overhead doors for auto supply or service areas are permitted within 150 feet of residentially-zoned areas (refer to General Provision #25 for additional restrictions).
- The maximum square footage of sign area permitted for monument type signs only, see chart below. As the frontage develops along the arterial roadways monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:

Sign face	Height
Parcel 1 (along Maple Street)	96 sq.ft. 20 feet
Parcel 2 (along Maple Street)	96 sq.ft. 20 feet
Parcel 3 (along Maple Street)	96 sq.ft. 20 feet
Parcel 4 (along Maple Street)	96 sq.ft. 20 feet
- 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 percent of the window area.
- No signs shall be allowed on the rear of any buildings.
- Following is the square footage of sign face allowed for each parcel:

Parcel	Sign face	Height
Parcel 1 (along Maple Street)	96 sq.ft.	20 feet
Parcel 2 (along Maple Street)	96 sq.ft.	20 feet
Parcel 3 (along Maple Street)	96 sq.ft.	20 feet
Parcel 4 (along Maple Street)	96 sq.ft.	20 feet
- Building signs for buildings located within 150 feet of the arterial streets are limited to standards for the Neighborhood Retail district with the following changes:
 - Building signs shall not face south or west into residentially-zoned areas.
 - Building signs shall be halo lit reverse channel letters.
 - Building signs are limited to 32 square feet per tenant. Except when the tenants total frontage width exceeds 40 feet, then they are allowed up to 50 square feet of sign area.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along Maple Street and the sidewalks along 135th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Director of Planning for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the final plan, with the total number of access points being as follows:

Access Point	Points of Access
135th Street West:	2 points of access
Maple Street North:	3 points of access
- No access to 135th Street West shall be permitted until the permanent roadway has been paved.
- All exterior lighting shall be shielded to prevent light disbursement in a southerly or westerly direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
 - Unlimited height of light poles, including fixtures, lamps and base, to 14 feet within 100 feet of residentially-zoned property, and 20 feet on the remainder of the tract.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscape for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscape ordinance of the City of Wichita.
- A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- Requirements for street-yard landscaping and buffer strip trees shall be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscaping shall comply with the landscape ordinance.
- A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Masonry Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to single-family housing. The required wall on the south and west boundaries of Parcel 4 shall be constructed prior to the issuance of occupancy permits.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Roof-top mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
- All buildings within the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominate exterior building material for any building on the site. Provided, however, new body construction on Parcel 2 may be developed with uses including unique arch. not common to other places in the development as long as there is some shared element of either design, color, or texture. Variations must be approved by the Planning Dept.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; group residential, halfway houses, correctional placement residences; private clubs, night club in the city, and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. No parcel within this C.U.P. shall allow Secondhand Store, defined as a retail establishment other than an antique store that engages in the purchase, acceptance, resale or exchange of used goods such as clothing, furniture, appliances, books and other household items.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- A cross-lot access agreement shall be provided to ensure circulation between Parcels 1, 2 and 3.
- Approval of a site plan and architectural elevations by the Planning Director is required for each phase of construction within Parcel 1 prior to the issuance of a building permit. The site plan shall ensure compatibility of the commercial uses with the residential areas to the west and northwest by showing appropriate internal circulation within the parcels, joint use and location of ingress/egress openings onto Maple Street, landscaping along the west and south property lines, and an architectural design compatible with the surrounding land uses.
- In the event a single-tenant building greater than 8,000 square feet is built, the building setback along the west property line where adjacent to residential development shall be increased from 35 feet to 50 feet, and from the common property line with Reserve A along the south line of Parcel 1 shall be 30 feet for a total setback of 50 feet from the south line of the Auburn Hills Commercial 2nd Addition.
- In the event a single-tenant building greater than 8,000 square feet is built, screening along the west property line where adjacent to residential development and along the common property line with Reserve "A" along the south line of Parcel 1 shall be a combination of an 8-foot tall masonry wall and provided by a 20-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper, and all evergreen trees shall be a minimum of 6 feet in height.
- In the event a single-tenant building greater than 8,000 square feet is built, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view, and shall be prohibited within 50 feet of residentially developed property.
- In the event a single-tenant building greater than 8,000 square feet is built, trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
- Guarantees for specific street improvements for Maple Street, such as accel/decel lanes shall be reviewed and determined at the time of site development.

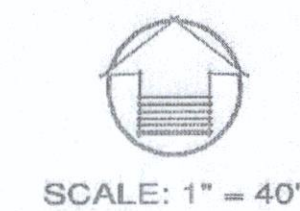
REVISIONS

Revised per	Adjustment	September 10, 1996
Revised per	Adjustment	November 10, 2000
Revised per	Adjustment	September 18, 2004
Revised per	Adjustment	December 21, 2004
Revised per	Adjustment	August 8, 2017
Revised per	Adjustment	June 8, 2022
Revised per	Adjustment	July 5, 2024

Dated 7/5/24
APPROVED CUP
Per [Signature]
CUP# 20 1 of 4

DP-225
AUBURN HILLS COMMERCIAL II
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 E. 11th St., Wichita, KS 67201 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 40'



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

Thomas A. Schmeidler
1444 S. St. Clair Ave., Bldg. A
Wichita, KS 67213

July 5, 2024

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

RE: CUP2024-00020 – Administrative Adjustment in the City to the Auburn Hills Commercial II CUP DP-225 to create Parcel 4 due to lot split on property zoned LC Limited Commercial District, south side West Maple Street and within one-quarter mile west of South 135th Street West.

Legal Description: PT LOT 1 & RESERVE A BEG SW COR N 353.52 FT E 284.09 FT S 353.52 FT TO PT S LI RESERVE A W 283.06 FT TO BEG AUBURN HILLS COMMERCIAL 2ND ADDITION, Wichita, Sedgwick County, Kansas.

Dear applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-225 as a result of a Lot Split (LSP2024-00007). It is our understanding that Parcel 1 has been split, and reduced in size to create Parcel 4 to the west.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

Parcel 1

- A. Net Area = ~~2.30 acres or 100,245 s.f.~~ 1.06 acres or 45,997 sq. ft.
- B. Max. Building Coverage = 0.30 or ~~30,073 sq. ft.~~ 13,799 sq. ft.
- C. Max. Gross Floor Area = ~~35,086 sq. ft.~~ 16,099 sq. ft.
- D. Floor Area Ratio = 35 percent
- E. Maximum number of Buildings = ~~Two (2)~~ 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. Permitted Uses = All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

Parcel 4

- A. Net Area = 1.24 acres or 54,243 sq. ft.
- B. Max. Building Coverage = 0.30 or 16,273 sq. ft.
- C. Max. Gross Floor Area = 18,985 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 not be greater than 35 feet.
- G. Setbacks = See drawing
- H. Access Points = See drawing
- I. Permitted Uses = All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

General Provision 8.E: Signs

	<u>Sign Face</u>	<u>Height</u>
Parcel 1 (along Maple Street)	96 sq. Ft.	20 feet
Parcel 2 (along Maple Street)	96 sq. Ft.	20 feet
Parcel 3 (along Maple Street)	96 sq. Ft.	20 feet
Parcel 3 (along Maple Street)	96 sq. Ft.	20 feet
Parcel 4 (along Maple Street)	96 sq. Ft	20 feet

General Provision 16

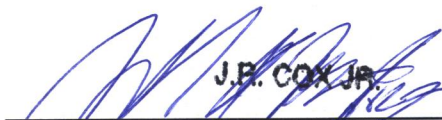
- A. A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to single-family housing. **The require wall on the south and west boundaries of Parcel 4 shall be constructed prior to the issuance of occupancy permits.**

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. The addition of 96 square feet of sign area to accommodate the new Parcel 4 equates to a total of 480 square feet of signage along West Maple Street. The Wichita Sign Code would permit up to 627 square feet of sign area along West Maple Street. Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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



Scott Wadle, Director
Metropolitan Area Planning Department



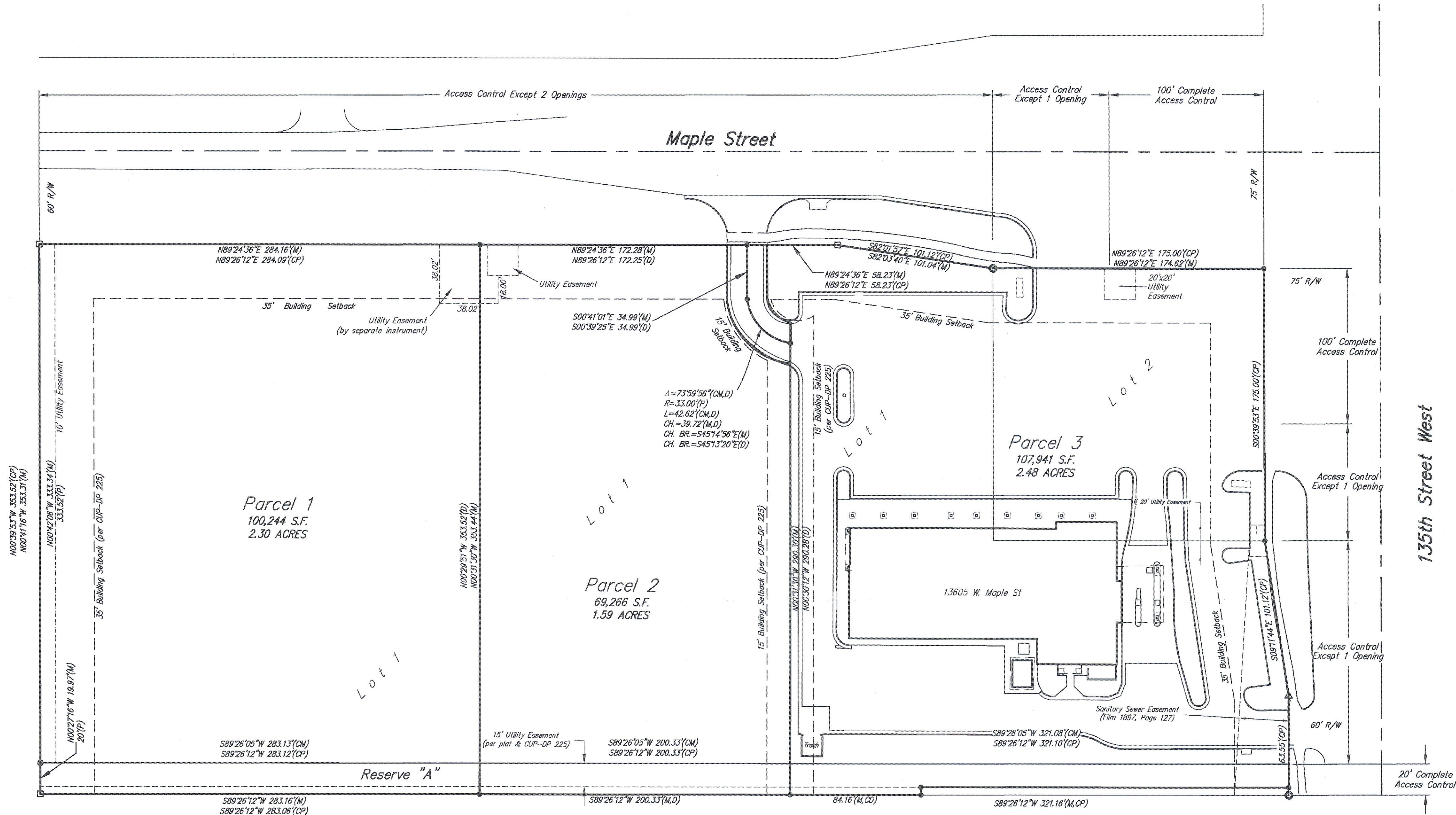
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Dalton Glasscock, CM District IV, Brooke Kauchak, CSR District IV

AUBURN HILLS COMMERCIAL II

COMMUNITY UNIT PLAN

DP-225



PARCEL 1

- A. Net Area: 100,245 sq.ft. or 2.30 acres
B. Maximum Building Coverage: 30,073 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 35,086 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

PARCEL 2

- A. Net Area: 69,266 sq.ft. or 1.59 acres
B. Maximum Building Coverage: 20,780 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,243 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

PARCEL 3

- A. Net Area: 107,941 sq.ft. or 2.48 acres
B. Maximum Building Coverage: 32,382 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 37,779 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

LEGAL DESCRIPTION:

All lots and blocks, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

GENERAL PROVISIONS:

- Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres
- Total Gross Floor Area: 97,107 sq.ft.
Total Net Floor Area Ratio: 35 percent ±
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 the City Engineer for approval. Required guarantees or drainage shall be provided at the time of platting improvements.
- Major street improvements for Maple and 135th Street W. shall be in conformance with the following requirements, along with any other City Engineering requirements:
 - Owner to guarantee an acceleration-deceleration lane around the corner of the intersection.
 - Plat shall guarantee permanent paving along the owner's frontage on 135th Street.
- No business other than a grocery or drugstore may exceed 16,000 square feet in floor area. No restaurant with drive-in or drive-through service, no convenience stores, service stations, car washed, and no overhead doors for auto supply or service uses are permitted within 150 feet of residentially-zoned areas (refer to General Provision #25 for additional restrictions).
- The maximum square footage of sign area permitted for monument type signs only, see chart below. As the frontage develops along the arterial roadways monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:

Parcel	Sign face	Height
Parcel 1 (along Maple Street)	96 sq.ft.	20 feet
Parcel 2 (along Maple Street)	96 sq.ft.	20 feet
Parcel 3 (along Maple Street)	96 sq.ft.	20 feet
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along Maple Street and the sidewalks along 135th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Director of Planning for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the final plan, with the total number of access points being as follows:

Access Point	Points of Access
135th Street West:	2 points of access
Maple Street North:	3 points of access
- No access to 135th Street West shall be permitted until the permanent roadway has been paved.
- All exterior lighting shall be shielded to prevent light disbursement in a southerly or westerly direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
- Limited height of light poles, including fixtures, lamps and base, to 14 feet within 100 feet of residentially-zoned property, and 20 feet on the remainder of the tract.
- Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscape ordinance of the City of Wichita.

- A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- Requirements for street-yard landscaping and buffer strip trees shall be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscaping shall comply with the landscape ordinance.
- A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Masonry Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to single-family housing.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
- All buildings within the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominate exterior building material for any building on the site. *Handwritten note: Provided, however, new bldy may be developed with unique arch. not common to other bldgs in the development as long as there is some shared element of either design, color, or texture. Variations must be approved by the Planning Dept.*
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in solid fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; group residential, halfway houses, correctional placement residences; private clubs, night club in the city; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. No parcel within this C.U.P. shall allow Secondhand Store, defined as a retail establishment other than an antique store that engages in the purchase, acceptance, resale or exchange of used goods such as clothing, furniture, appliances, books and other household items.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- A cross-lot access agreement shall be provided to ensure circulation between Parcels 1, 2 and 3.
- Approval of a site plan and architectural elevations by the Planning Director is required for each phase of construction within Parcel 1 prior to the issuance of a building permit. The site plan shall ensure compatibility of the commercial uses with the residential areas to the west and northwest by showing appropriate internal circulation within the parcels, joint use and location of ingress/egress openings onto Maple Street, landscaping along the west and south property lines, and an architectural design compatible with the surrounding land uses.

- In the event a single-tenant building greater than 8,000 square feet is built, the building setback along the west property line where adjacent to residential development shall be increased from 35 feet to 50 feet, and from the common property line with Reserve A along the south line of Parcel 1 shall be 30 feet for a total setback of 50 feet from the south line of the Auburn Hills Commercial 2nd Addition.
- In the event a single-tenant building greater than 8,000 square feet is built, screening along the west property line where adjacent to residential development and along the common property line with Reserve A along the south line of Parcel 1 shall be a combination of an 8-foot tall masonry wall and provided by a 20-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper, and all evergreen trees shall be a minimum of 6 feet in height.
- In the event a single-tenant building greater than 8,000 square feet is built, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view, and shall be prohibited within 50 feet of residentially developed property.
- In the event a single-tenant building greater than 8,000 square feet is built, trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
- Guarantees for specific street improvements for Maple Street, such as accel/decel lanes shall be reviewed and determined at the time of site development.

REVISIONS

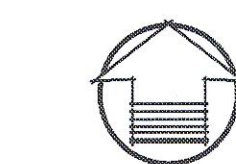
Approved by City Council:	September 10, 1996
Revised per Adjustment:	November 10, 2000
Revised per Adjustment:	September 18, 2001
Revised per Adjustment:	December 21, 2004
Revised per Amendment #1:	August 8, 2017
Revised per Adjustment (CUP2022-23):	June 8, 2022

APPROVED CUP
Per Admin Adj. 6/15/22
6/14/22
Copy of 4

DP-225

AUBURN HILLS COMMERCIAL II COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



SCALE: 1" = 40'



Wichita-Sedgwick County Metropolitan Area Planning Department

June 8, 2022

Kanza Bank
Attn: John Boyer IV
151 N Main
Kingman, KS 67068

Auburn Family Dental
Attn: Behnaz Raisdana, DDS
13805 W Maple Street, Ste 107
Wichita, KS 67235

David Beaver
800 East 1st Street North, STE 140
Wichita, KS 67202

RE: CUP2022-00026 – City Administrative Adjustment to Auburn Hills Commercial II CUP DP-225 to alter architectural controls for new construction; located on the southwest corner of West Maple Street and South 135th Street West.

Legal Description: Lot 1, Parcel B, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Auburn Hills Commercial II Community Unit Plan DP-225. We understand that you desire to modify the architectural controls of General Provision #19 to permit new construction on Parcel 2 as follows in bold, underlined and italicized text:

19. Architectural Control: All buildings within the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to the surrounding residential areas. Metal shall not be permitted as a predominate exterior building material for any building on the site. ***Provided, however, new building construction on Parcel 2 may be developed with uses having unique architecture not common to other buildings in the development as long as there is some shared element of either design, color, or texture. Variations must be approved by the Planning Department.***

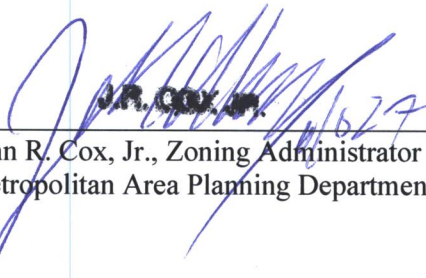
On the basis of our review, we find that adjusting CUP DP-225 in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that CUP DP-225 shall be adjusted as stated in this letter. This 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) new copies and one (1) electronic copy of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



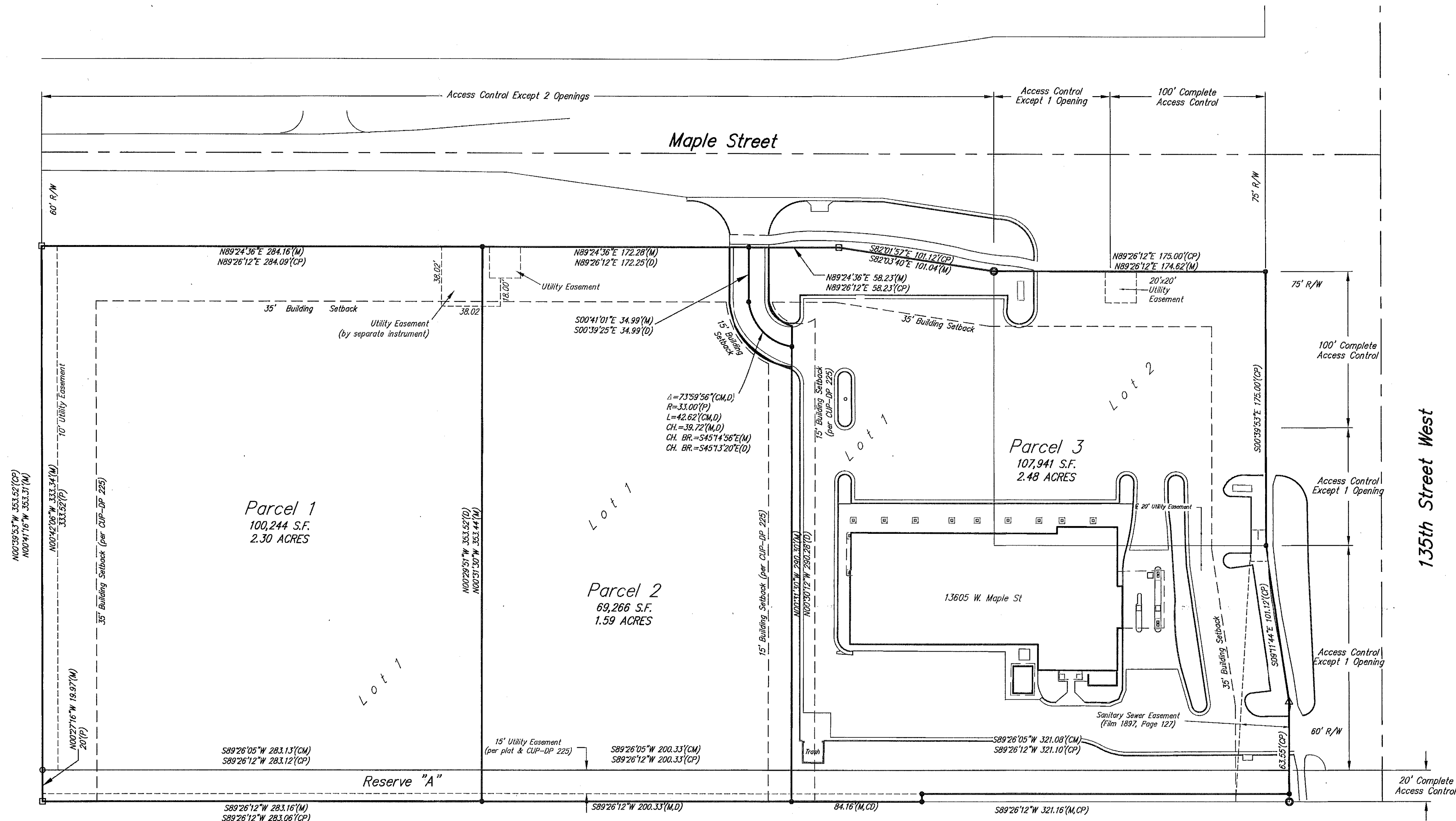
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR, District IV

AUBURN HILLS COMMERCIAL II

COMMUNITY UNIT PLAN

DP-225



PARCEL 1

- A. Net Area: 100,245 sq.ft. or 2.30 acres
B. Maximum Building Coverage: 30,073 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 35,086 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

PARCEL 2

- A. Net Area: 69,266 sq.ft. or 1.59 acres
B. Maximum Building Coverage: 20,780 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,243 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

PARCEL 3

- A. Net Area: 107,941 sq.ft. or 2.48 acres
B. Maximum Building Coverage: 32,382 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 37,779 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. Permitted Uses:
All permitted uses in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21.

LEGAL DESCRIPTION:

All lots and blocks, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

GENERAL PROVISIONS:

- Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres
- Total Gross Floor Area: 97,107 sq.ft.
- Total Net Floor Area Ratio: 35 percent ±
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 the City Engineer for approval. Required guarantees or drainage shall be provided at the time of platting improvements.
- Major street improvements for Maple and 135th Street W. shall be in conformance with the following requirements, along with any other City Engineering requirements:
 - Owner to guarantee an acceleration-deceleration lane around the corner of the intersection.
 - Plat shall guarantee permanent paving along the owner's frontage on 135th Street.
- No business other than a grocery or drugstore may exceed 16,000 square feet in floor area. No restaurant with drive-in or drive-through service, no convenience stores, service stations, car washes, and no overhead doors for auto supply or service uses are permitted within 150 feet of residentially-zoned areas (refer to General Provision #25 for additional restrictions).
- The maximum square footage of sign area permitted for monument type signs only, see chart below. As the frontage develops along the arterial roadways monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold, with the following stipulations:

Sign face	Height
Parcel 1 (along Maple Street)	96 sq.ft. 20 feet
Parcel 2 (along Maple Street)	96 sq.ft. 20 feet
Parcel 3 (along Maple Street)	96 sq.ft. 20 feet
Parcel 3 (along Maple Street)	96 sq.ft. 20 feet
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along Maple Street and the sidewalks along 135th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Director of Planning for each parcel prior to issuing building permits.
- Access Controls shall be as shown on the final plan, with the total number of access points being as follows:

Access Control	Points of Access
135th Street West	2 points of access
Maple Street North	3 points of access
- No access to 135th Street West shall be permitted until the permanent roadway has been paved.
- All exterior lighting shall be shielded to prevent light disbursement in a southerly or westerly direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, etc.).
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscape ordinance of the City of Wichita.

- A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- Requirements for street-yard landscaping and buffer strip trees shall be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscaping shall comply with the landscape ordinance.
- A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Masonry Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to single-family housing.
 - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
- All buildings within the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominate exterior building material for any building on the site.
- Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; group residential, halfway houses, correctional placement residences; private clubs, night club in the city, and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. No parcel within this C.U.P. shall allow Secondhand Store, defined as a retail establishment other than an antique store that engages in the purchase, acceptance, resale or exchange of used goods such as clothing, furniture, appliances, books and other household items.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- A cross-lot access agreement shall be provided to ensure circulation between Parcels 1, 2 and 3.
- Approval of a site plan and architectural elevations by the Planning Director is required for each phase of construction within Parcel 1 prior to the issuance of a building permit. The site plan shall ensure compatibility of the commercial uses with the residential areas to the west and northwest by showing appropriate internal circulation within the parcels, joint use and location of ingress/egress openings onto Maple Street, landscaping along the west and south property lines, and an architectural design compatible with the surrounding land uses.

- In the event a single-tenant building greater than 8,000 square feet is built, the building setback along the west property line where adjacent to residential development shall be increased from 35 feet to 50 feet, and from the common property line with Reserve A along the south line of Parcel 1 shall be 30 feet for a total setback of 50 feet from the south line of the Auburn Hills Commercial 2nd Addition.
- In the event a single-tenant building greater than 8,000 square feet is built, screening along the west property line where adjacent to residential development and along the common property line with Reserve A along the south line of Parcel 1 shall be a combination of an 8-foot tall masonry wall and provided by a 20-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper, and all evergreen trees shall be a minimum of 6 feet in height.
- In the event a single-tenant building greater than 8,000 square feet is built, trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
- Guarantees for specific street improvements for Maple Street, such as accel/decel lanes shall be reviewed and determined at the time of site development.

REVISIONS

Revised per Adjustment:	Revised per Adjustment:
Revised per Adjustment:	Revised per Adjustment:
Revised per Amendment #1:	Revised per Amendment #1:
Revised per Adjustment (CUP2022-23):	Revised per Adjustment (CUP2022-23):

APPROVED CUP

6/8/22

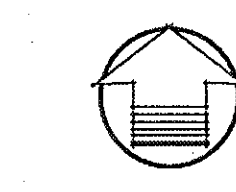
6/14/22

Copy 1 of 4

DP-225

AUBURN HILLS COMMERCIAL II COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



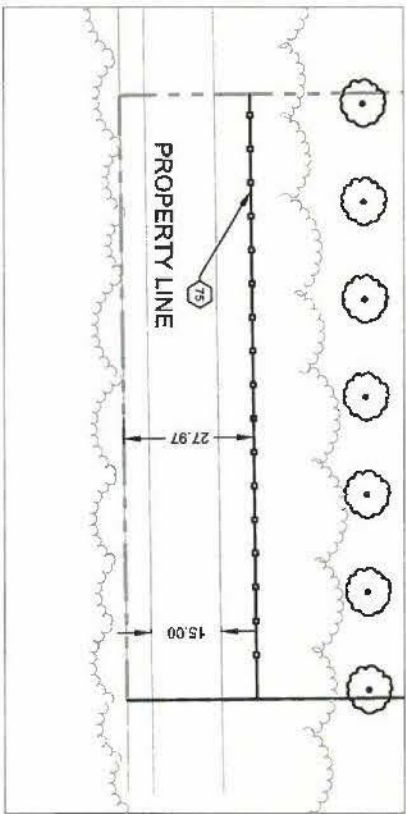
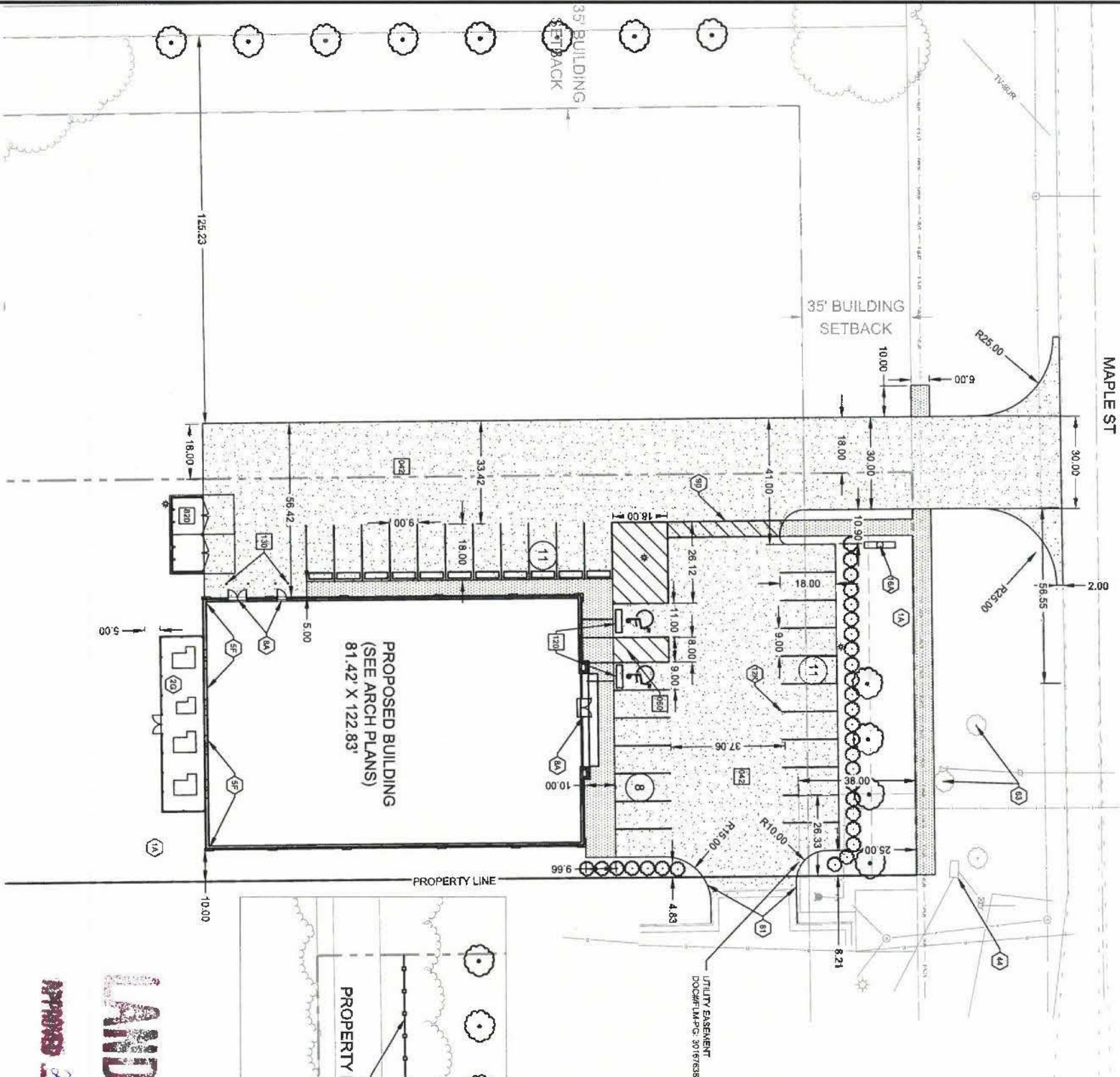
SCALE: 1" = 40'

SEH Project	IN1174225	Rev#	Revision Issue	Date
Drawn By	-		Description	
Designed By	-			
Checked By	-			



DOLLAR TREE
WICHITA, KANSAS

SITE PLAN
WICHITA, KANSAS



LANDSCAPE PLAN

APPROVED 2-21-24
WUP DP-225

CONSTRUCTION NOTES:

- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- ALL CONSTRUCTION WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. CONTRACTOR TO FOLLOW CITY OF WICHITA STANDARD SPECIFICATIONS AND DETAILS. GARDEN CITY SHALL BE CONTACTED PRIOR TO WORK BEGINNING.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
- ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. STANDARD KNOT TRAFFIC CONTROL PLAN TE 744 SHALL BE FOLLOWED DURING CONSTRUCTION OF PAVEMENT REMOVALS ON 2ND AVE.
- PARKING PROVIDED: 30 STALLS (INCLUDING 2 ADA UNIVERSAL STALLS)

DETAILS - SEE DETAIL SHEET FOR THE FOLLOWING DETAILS

- 014 CONCRETE WHEEL STOP
- 040 REGULAR DUTY CONCRETE PAVEMENT
- 042 HEAVY DUTY CONCRETE PAVEMENT
- 060 ACCESSIBLE RAMPS
- 102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- 120 ACCESSIBLE PARKING SIGNAGE
- 130 GUARD POST DETAIL
- 820 DUMPSTER ENCLOSURE (SEE ARCH. PLANS)

NOTES:

- 1A SEEDED LANDSCAPE AREA
- 2G FENCED HVAC/ CONDENSER PAD (SEE ARCH. PLANS)
- 5F ROOF DRAIN (SEE ARCH. PLANS)
- 8A DOOR (SEE ARCH. PLANS)
- 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
- 16A STANDARD MONUMENT SIGN
- 44 EXISTING TRANSFORMER (SEE UTILITY PLAN)
- 63 EXISTING TREE TO REMAIN
- 75 8" MASONRY WALL
- 81 5" CURB & GUTTER TRANSITION
- 90 PAINTED PEDESTRIAN CROSSWALK STRIPING, FOLLOW MUTCD STANDARDS

LEGEND:

- PROP. SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- SHADE TREES
- EVERGREEN SHRUBS
- PARKING COUNT

SITE NOTES

- TOTAL LOT AREA: 45,988 SF. PROPOSED IMPERVIOUS AREA: 25,530 SF. PROPOSED IMPERVIOUSNESS = 54%. TOTAL DISTURBED AREA: 37,050 SF.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ENTRANCE, EXIT PORCHES, RAMPS, FREESTANDING BUILDINGS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- ALL DIMENSIONS ARE TO EDGE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
- THE OWNER OR TENANT WHO ASSUMES RESPONSIBILITY FOR THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPING MATERIALS, AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. ALL REPLACEMENT PLANTS SHALL CONFORM TO CITY'S CURRENT LANDSCAPING STANDARDS.
- ALL SEEDING AREA REQUIRE A MINIMUM 2 YEAR WARRANTY PERIOD.
- SHADE TREES IN STREET YARD SHALL BE AMUR MAPLE TREES AND CHINESE FRINGETREES AT A 1:1 RATIO (GROUPED OR ALTERNATING).
- SHADE TREES ALONG WEST LINE SHALL CONSIST OF KENTUCKY COFFEETREES AND COMMON HACKBERRY TREES AT A 1:1 RATIO.
- STREET YARD: 15 S.F. OF STREET YARD REQUIRED PER FOOT OF LOT FRONTAGE. TOTAL REQUIRED STREET YARD IS 1,550 S.F. TOTAL PROVIDED = 2,951 S.F. 1.5 SHADE OR 3 ORNAMENTAL TREES REQUIRED PER EVERY 500 S.F. OF STREET YARD (6 SHADE OR 12 ORNAMENTAL). UP TO 1/3 OF TREES CAN BE REPLACED WITH SHRUBS, 10 SHRUBS PER TREE. TOTAL STREET YARD TREES/SHRUBS PROVIDED = 4 SHADE / 23 SHRUBS.
- EXISTING TREES ALONG WEST AND SOUTH LOT LINES ARE BEING UTILIZED IN YARD LANDSCAPING TOTALS.





Wichita-Sedgwick County Metropolitan Area Planning Department

June 8, 2022

State Bank of Kingman
Attn: John Boyer, IV
151 N. Main
Kingman, KS 67068-1333

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: CUP2022-00023 – City CUP Adjustment to DP-225 Auburn Hills Commercial II zoned LC Limited Commercial (associated with Lot Split LSP2022-00011) located on the southwest corner of West Maple Street and South 135th Street West.

LEGAL DESCRIPTION: Lots 1, 2 and Reserve A, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-225 to alter the parcel boundary and area calculations of Parcels 1 and 2 associated with Lot Split LSP2022-00011 to create Parcel 3. Additionally, staff reviewed the CUP and discovered General Provisions that reference Parcel 1 only that need to be updated as well to reflect the split into Parcels 2 and 3. The following reflects the proposed modifications identified in red letters:

Parcel 1:

Net Area: 100,245 sq. ft. or 2.3 acres.

Maximum Building Coverage: 30,073 or 30 percent.

Maximum Gross Floor Area: 35,086 sq. ft.

Floor Area Ratio: 35 percent

Maximum Number of Buildings: Two (2)

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

Setbacks: See Drawing

Access Points: See Drawing

Proposed Uses: All uses allowed in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21

Parcel 2:

Net Area: 69,266 sq. ft. or 1.59 acres.

Maximum Building Coverage: 20,780 or 30 percent.

Maximum Gross Floor Area: 24,243 sq. ft.

Floor Area Ratio: 35 percent

Maximum Number of Buildings: One (1)

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

Setbacks: See Drawing

Access Points: See Drawing

Proposed Uses: All uses allowed in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21

Parcel 3:

Net Area: 107,941 sq. ft. or 2.48 acres.

Maximum Building Coverage: 32,382 or 30 percent.

Maximum Gross Floor Area: 37,779 sq. ft.

Floor Area Ratio: 35 percent

Maximum Number of Buildings: Two (2)

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

Setbacks: See Drawing

Access Points: See Drawing

Proposed Uses: All uses allowed in the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #7 and #21

General Provisions:

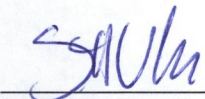
#21: No Parcel within the C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; group residential; halfway houses; correctional placement residences; private clubs; night club in the city; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor as long as food is the primary service of the establishment. **No parcel within the C.U.P. shall allow** secondhand stores, defined as retail establishments, other than an antique store that engages in the purchase, acceptance, resale or exchange of used goods such as a clothing, furniture, appliances, books, and other household items. ~~Shall be prohibited within Parcel 1.~~

#23: A cross-lot access agreement shall be provided to ensure circulation **between Parcels 1, 2 and 3.**

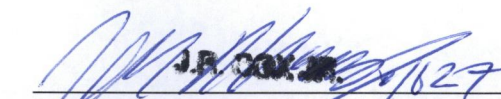
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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 one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD, Jeff Blubaugh, CM District IV, Rebecca Fields, CSR District IV

COMMUNITY UNIT PLAN
AUBURN HILLS COMMERCIAL II

DP-225
PER ADMIN ADJUSTMENT APPROVED 12/12/04 DP-225

APPROVED CUP

MAPC 08/15/96 DM

WCC 09/10/96 DM

MAPC copy 2 of 2

SCALE: 1"=50'

LEGAL DESCRIPTION:

THE EAST 864.55 FEET OF THE NORTH 413.52 FEET OF THE NE 1/4 OF SECTION 28, TWP-27-SOUTH, R-2-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT-OF-WAY. Now platted as: Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.

BENCH MARK:

CITY OF WICHITA BENCH MARK DISC, 30 FEET NORTH AND 15 FEET EAST OF THE INTERSECTION OF BOTH CENTERLINES AT MAPLE STREET AND 135TH STREET WEST.

CITY DATUM: ELEVATION 150.20

PARCEL 1:

- A. NET AREA: 156,440 sq./ft. or 3.59 Ac.
B. MAXIMUM BUILDING COVERAGE: 46,932 sq./ft. or 30 %
C. MAXIMUM GROSS FLOOR AREA: 54,754 sq./ft. or 35 %
D. FLOOR AREA RATIO: THREE (3)
E. MAXIMUM NUMBER OF BUILDINGS: 3
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: MAPLE ST. 35 FEET
135TH ST. 35 FEET
PARCEL NO.2 30 FEET
1 OPENING TO MAPLE STREET
H. ACCESS POINTS:
I. PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING (EXCEPT GENERAL PROVISIONS NO.7 AND NO.21)

PARCEL 2:

- A. NET AREA: 104,918 sq./ft. or 2.41 Ac.
B. MAXIMUM BUILDING COVERAGE: 31,475 sq./ft. or 30 %
C. MAXIMUM GROSS FLOOR AREA: 36,721 sq./ft. or 35 %
D. FLOOR AREA RATIO: TWO (2)
E. MAXIMUM NUMBER OF BUILDINGS: 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: MAPLE ST. 35 FEET
135TH ST. 35 FEET
H. PROPOSED USES: ALL USES ALLOWED IN "LC" ZONING (EXCEPT GENERAL PROVISIONS NO.7 AND NO.21)
I. ACCESS POINTS: 2 OPENINGS TO MAPLE STREET
2 OPENINGS TO 135TH STREET WEST

RESERVE "A"

- A. NET AREA: 16,100 SQ.FT. OR 0.370 ACRES
B. MAXIMUM BUILDING COVERAGE: NONE
C. MAXIMUM GROSS FLOOR AREA: NONE

GENERAL PROVISIONS:

1. TOTAL LAND AREA: 277,900 SQ.FT. OR 6.37 ACRES
A. TOTAL LAND AREA ZONED LC.1: 261,360 SQ.FT. OR 6.0 ACRES
2. TOTAL GROSS FLOOR AREA: 91,475 sq./ft.
TOTAL FLOOR AREA RATIO: 35 PERCENT
3. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ. OF THE CODE OF THE CITY OF WICHITA, UNLESS OTHERWISE SPECIFIED IN THE PARCEL DESCRIPTION.
4. 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.
5. A DRAINAGE PLAN SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL. REQUIRED GUARANTEES FOR DRAINAGE SHALL BE PROVIDED AT THE TIME OF PLATING IMPROVEMENTS.
6. MAJOR STREET IMPROVEMENTS FOR MAPLE STREET AND 135TH STREET WEST SHALL BE IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS, ALONG WITH ANY OTHER CITY ENGINEERING REQUIREMENTS.
A. OWNER TO GUARANTEE AN ACCELERATION-DECELERATION LANE AROUND THE CORNER OF THE INTERSECTION.
B. PLAT SHALL GUARANTEE PERMANENT PAVING ALONG THE OWNER'S FRONTAGE ON 135TH STREET.
7. NO BUSINESS OTHER THAN A GROCERY OR DRUGSTORE MAY EXCEED 16,000 SQUARE FEET IN FLOOR AREA. NO RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE, NO CONVENIENCE STORES, SERVICE (REFER TO GENERAL PROVISION 25 FOR ADDITIONAL RESTRICTIONS)

STATIONS, CARWASHES, AND NO OVERHEAD DOORS FOR AUTO SUPPLY OR SERVICES USES ARE PERMITTED WITHIN 150 FEET OF RESIDENTIAL ZONED AREAS.

8. THE MAXIMUM SQUARE FOOTAGE OF SIGN AREA PERMITTED FOR MONUMENT TYPE SIGNS ONLY, SEE CHART BELOW.
AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART, IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD, WITH THE FOLLOWING STIPULATIONS:

- A. FLASHING SIGN (EXCEPT FOR SIGNS SHOWING ONLY TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT ARE NOT PERMITTED.
B. PORTABLE AND OFF-SITE SIGNS ARE NOT PERMITTED.
C. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
D. NO SIGNS SHALL BE ALLOWED ON THE REAR OF ANY BUILDINGS.
E. FOLLOWING IS THE SQUARE FOOTAGE OF SIGN FACE ALLOWED FOR EACH PARCEL:

PARCEL	SIGN FACE	HEIGHT
PARCEL 1: (ALONG MAPLE)	96 SQ.FT.	20 FT.
PARCEL 2: (ALONG 135TH)	96 SQ.FT.	20 FT.
PARCEL 2: (ALONG MAPLE)	96 SQ.FT.	20 FT.

- F. BUILDING SIGNS FOR BUILDINGS LOCATED WITHIN 150 FEET OF THE ARTERIAL STREETS ARE LIMITED TO STANDARDS FOR THE NEIGHBORHOOD RETAIL DISTRICT WITH THE FOLLOWING CHANGES:

1. BUILDING SIGNS SHALL NOT FACE SOUTH OR WEST INTO RESIDENTIAL ZONED AREAS.
2. BUILDING SIGNS SHALL BE HALO UT REVERSE CHANNEL LETTERS.
3. BUILDING SIGNS ARE LIMITED TO 32 SQUARE FEET PER TENANT, EXCEPT WHEN THE TENANTS TOTAL FRONTAGE, WIDTH EXCEEDS 40 FEET, THEN THEY ARE ALLOWED UP TO 50 SQUARE FEET OF SIGN AREA.

9. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE REQUIRED TO LINK PROPOSED BUILDINGS WITH THE MAJOR ENTRANCE AND SIDEWALKS ALONG MAPLE STREET AND THE SIDEWALKS ALONG 135TH STREET WEST. THE PEDESTRIAN WALK SYSTEM SHALL BE ASSURED BY THE REQUIRED SUBMISSION AND APPROVAL OF AN OVERALL SITE TRAFFIC CIRCULATION PLAN BY THE PLANNING DIRECTOR FOR EACH PARCEL PRIOR TO ISSUING BUILDING PERMITS.

10. ACCESS CONTROLS SHALL BE AS SHOWN ON THE PLAN, WITH THE TOTAL NUMBER OF ACCESS POINTS BEING AS FOLLOWS:
135TH STREET WEST: 2 POINTS OF ACCESS
MAPLE STREET NORTH: 3 POINTS OF ACCESS

11. NO ACCESS TO 135TH STREET WEST SHALL BE PERMITTED UNTIL THE PERMANENT ROADWAY HAS BEEN PAVED.

12. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT LIGHT DISBURSEMENT IN A SOUTHERLY OR EASTERLY DIRECTION.

13. ALL PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E., FIXTURES, POLES, AND LAMPS, ETC.).

- A. LIMITED HEIGHT OF LIGHT POLES TO 14 FEET WITHIN 100 FEET OF ABUTTING RESIDENTIAL-ZONED PROPERTY, AND 20 FEET ON THE REMAINDER OF THE TRACT.
B. EXTENSIVE USE OF BACKLIT CANOPIES AND NEON OR FLUORESCENT LIGHTING ON BUILDINGS IS NOT PERMITTED.

14. UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.

15. LANDSCAPING FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:

- A. DEVELOPMENT OF ALL PARCELS WITHIN THE C.U.P. SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA.
B. A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LANDSCAPE ARCHITECT FOR THE ABOVE REFERENCED LANDSCAPING, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- C. REQUIREMENTS FOR STREET/LOT LANDSCAPING AND BUFFER STRIP TREES WILL BE CALCULATED AT 1.5 TIMES THE MINIMUM ORDINANCE REQUIREMENTS. REQUIREMENTS FOR PARKING LOT LANDSCAPE SHALL COMPLY WITH THE LANDSCAPE ORDINANCE.
D. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPE HAS NOT BEEN PLANTED.

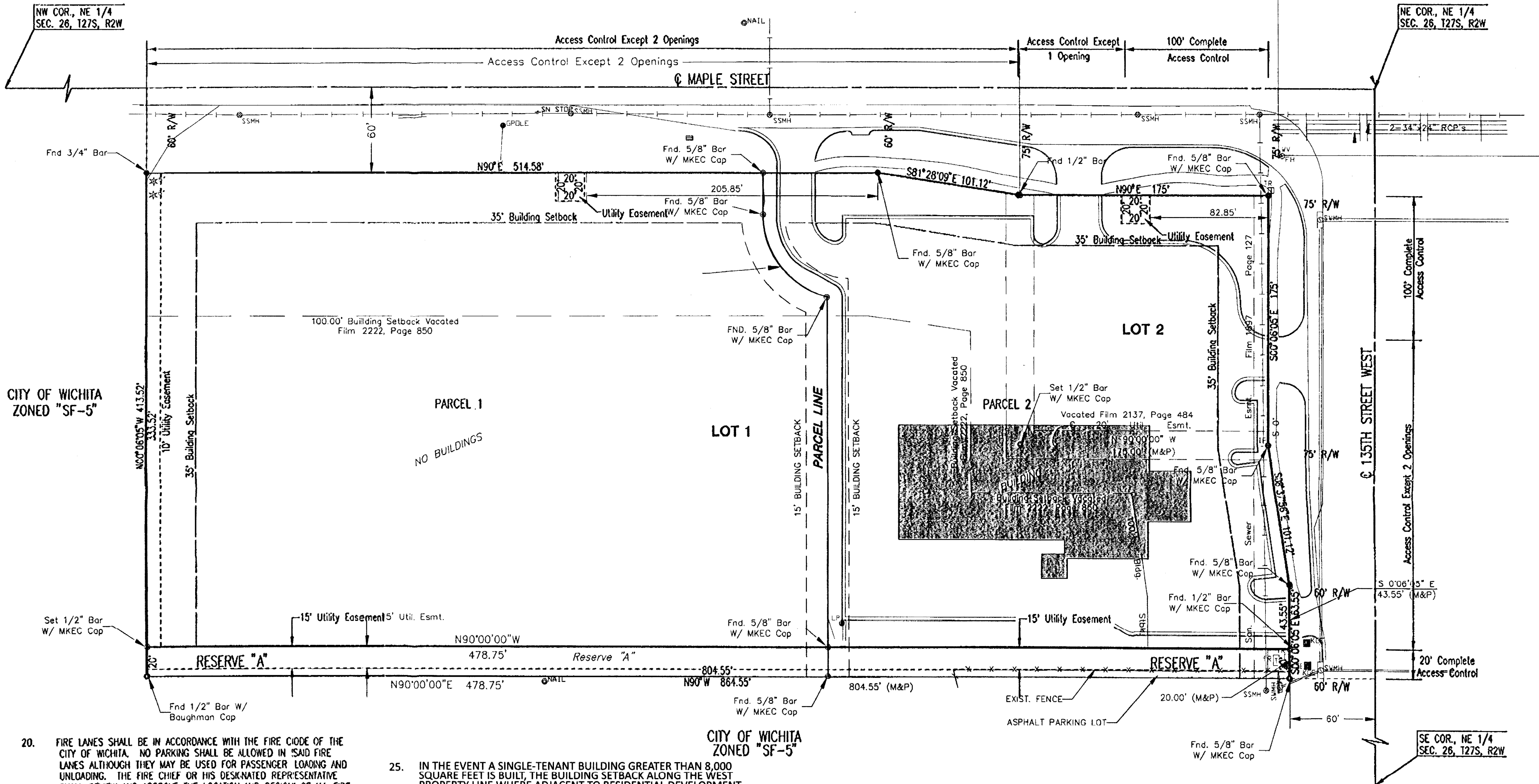
16. MASONRY WALLS:

- A. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE SOUTH AND WEST PROPERTY LINES OF THE C.U.P. WHERE ADJACENT TO SINGLE FAMILY HOUSING.
B. THIS SOLID MASONRY WALL SHALL BE CONSTRUCTED OF A PATTERN AND COLOR THAT IS CONSISTENT WITH THE BUILDING WALLS.

17. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW PER CODE OF THE CITY OF WICHITA.

18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

19. ALL BUILDINGS IN THE C.U.P. SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. BUILDING WALLS AND ROOFS MUST HAVE FREDDOMINANTLY EARTH-TONE COLORS, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT, AND MUST EMPLOY MATERIALS SIMILAR TO SURROUNDING RESIDENTIAL AREAS. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE.



CITY OF WICHITA
ZONED "SF-5"

CITY OF WICHITA
ZONED "SF-5"

20. 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 BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

21. NO PARCEL WITHIN THIS C.U.P. SHALL ALLOW THE USE OF ADULT ENTERTAINMENT ESTABLISHMENTS, GROUP HOMES, GROUP RESIDENTIAL, HALFWAY HOUSES, 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.

- "SECONDHAND STORE" IS PROHIBITED WITHIN PARCEL 1, DEFINED AS FOLLOWS: "SECONDHAND STORE" IS A RETAIL ESTABLISHMENT OTHER THAN AN ANTIQUE STORE THAT ENGAGES IN THE PURCHASE, ACCEPTANCE, RESALE OR EXCHANGE OF USED GOODS SUCH AS CLOTHING, FURNITURE, APPLIANCES, BOOKS AND OTHER HOUSEHOLD ITEMS.

22. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN (OR ANY AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.

23. A CROSS LOT ACCESS AGREEMENT SHALL BE PROVIDED TO INSURE CIRCULATION BETWEEN PARCELS 1 AND 2.

24. APPROVAL OF A SITE PLAN AND ARCHITECTURAL ELEVATIONS BY THE PLANNING DIRECTOR IS REQUIRED FOR EACH PHASE OF CONSTRUCTION WITHIN PARCEL 1 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL ENSURE COMPATIBILITY OF THE COMMERCIAL USES WITH THE RESIDENTIAL AREAS TO THE WEST AND NORTHWEST BY SHOWING APPROPRIATE INTERNAL CIRCULATION WITHIN THE PARCELS, JOINT USE AND LOCATION OF INGRESS/EGRESS OPENINGS ONTO MAPLE STREET, LANDSCAPING ALONG THE WEST AND NORTHWEST PROPERTY LINES, AND AN ARCHITECTURAL DESIGN COMPATIBLE WITH THE SURROUNDING LAND USES.

25. IN THE EVENT A SINGLE-TENANT BUILDING GREATER THAN 8,000 SQUARE FEET IS BUILT, THE BUILDING SETBACK ALONG THE WEST PROPERTY LINE WHERE ADJACENT TO RESIDENTIAL DEVELOPMENT SHALL BE INCREASED FROM 35 FEET TO 50 FEET, AND FROM THE COMMON PROPERTY LINE WITH RESERVE "A" ALONG THE SOUTH LINE OF PARCEL 1 SHALL BE 30 FEET FOR A TOTAL SETBACK OF 50 FEET FROM THE SOUTH LINE OF THE AUBURN HILLS COMMERCIAL 2ND ADDITION.

- IN THE EVENT A SINGLE-TENANT BUILDING GREATER THAN 8,000 SQUARE FEET IS BUILT, SCREENING ALONG THE WEST PROPERTY LINE WHERE ADJACENT TO RESIDENTIAL DEVELOPMENT AND ALONG THE COMMON PROPERTY LINE WITH RESERVE "A" ALONG THE SOUTH LINE OF PARCEL 1 SHALL BE A COMBINATION AN 8-FOOT TALL MASONRY WALL AND PROVIDED BY A 20-FOOT LANDSCAPE BUFFER WITH TREE PLANTINGS CALCULATED AT 1.5 TIMES THE MINIMUM ORDINANCE REQUIREMENTS (ONE TREE, OR TWO ORNAMENTAL TREES, AND 5 SHRUBS PER 20 FEET). THE MINIMUM PLANTING SIZE OF ALL DECIDUOUS TREES SHALL BE NO SMALLER THAN 3-INCH CALIPER, AND ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT.

- IN THE EVENT A SINGLE-TENANT BUILDING GREATER THAN 8,000 SQUARE FEET IS BUILT, TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED, WITH SIMILAR MATERIALS TO THE MAIN BUILDING, TO REASONABLY HIDE THEM FROM GROUND VIEW, AND SHALL BE PROHIBITED WITHIN 50 FEET OF RESIDENTIALLY DEVELOPED PROPERTY.

- IN THE EVENT A SINGLE-TENANT BUILDING GREATER THAN 8,000 SQUARE FEET IS BUILT, TRASH COLLECTION SHALL BE LIMITED TO BETWEEN THE HOURS OF 6:00 AM TO 10:00 PM WITHIN THE SUBJECT PROPERTY.

26. GUARANTEES FOR SPECIFIC STREET IMPROVEMENTS FOR MAPLE STREET, SUCH AS ACCEL/DECAL LANES SHALL BE REVIEWED AND DETERMINED AT THE TIME OF SITE DEVELOPMENT.

PREVIOUS ADMIN ADJUSTMENTS: 09/12/01
11/16/00

MKEC:
ADMINISTRATIVE ADJUSTMENT: 12/02/04
AMMENDED COMMON LINE TO PARCELS 1 AND 2; AND SUBSEQUENT AREAS

APPROVED CUP

MAPC 9-15-96 DM

WCC 9-10-96 DM

MAPC copy 1 of 2



REVISED PER AMENDMENT CUP2017-01 APPROVED 08-08-17

ADMINISTRATIVE ADJUSTMENT 9/14/01

Professional Engineering Consultants, P.A. 303 S. TOPKA • WICHITA, KANSAS 67202 316-262-2691 • FAX 316-262-3003	
Designed by	Checked by
Drawn by	Date
SAD	SEPT. 2001
Job No.	36-98178

LANDSCAPE NOTES

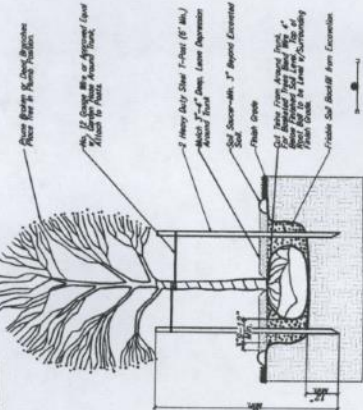
- All landscape work shall be done in accordance with industry standards.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round Up (or equal) according to label directions. A Pre-emergent herbicide such as Trifluralin (9%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
- Topsoil hauled onto site shall be fertile, friable, natural lean topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 817-2470/1-800-344-7233.
- Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

IRRIGATION NOTES

- Irrigate all turf and plantings on site unless otherwise directed by Owner.
- Automatic irrigation systems shall be equipped with an automatic rain sensing device.
- All irrigation work is to be installed in compliance with all local codes and regulations.
- The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing.
- Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sloping prior to any paving. Combine piping when possible to save on sloping material. Sloves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
- Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
- Locate Irrigation Controller per Owner's direction.

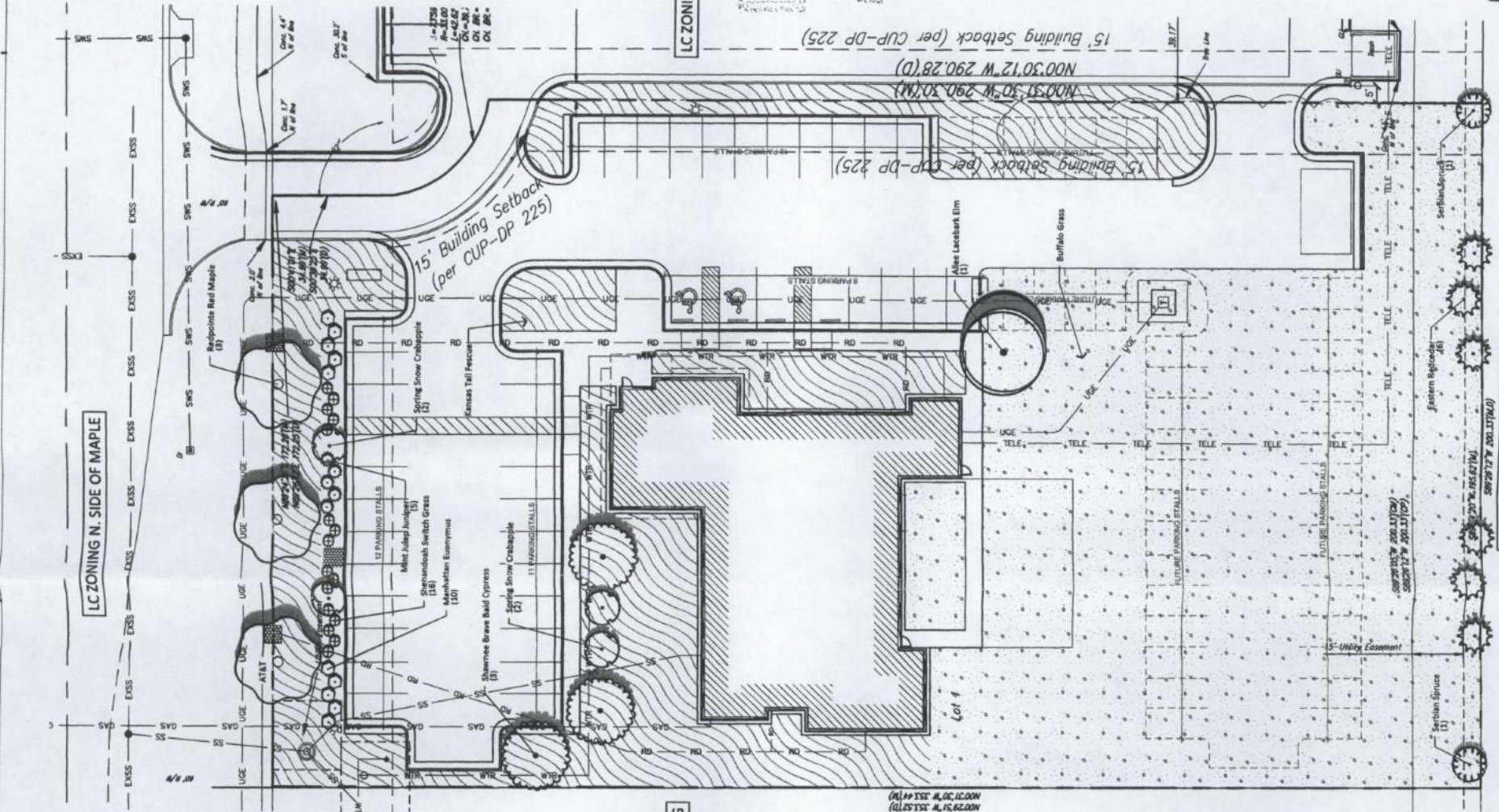
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	COULT
	3	ACER RUBRUM 'FRANK JR.' TM	REDPOINT RED MAPLE	2" CALIPER MIN.
	2	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	1" CAL MIN.
	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5' TALL MIN.
	2	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1" CAL MIN.
	2	PICEA OMORICA	SERBIAN SPRUCE	5' TALL MIN.
	3	TAXODIUM DISTICHUM 'MOCKELSON' TM	SHAWNEE BRAVE BALD CYPRESS	2" CALIPER MIN.
	1	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CALIPER MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COULT
	10	EUNYMIUS MAUTSCHOWICUS 'MANHATTAN'	MANHATTAN EUONYMUS	18" TALL / 2 GAL. MIN.
	5	JUNIPERUS CHINENSIS 'MINT ALEP'	MINT JULEP JUNIPER	18" TALL / 2 GAL. MIN.
	16	PANICUM VIRGATUM 'SHEVANDOH'	SHEVANDOH SWITCH GRASS	18" TALL / 2 GAL. MIN.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	COULT
	25,458 SF	BOUTELOUA DACTILOIDES	BUFFALO GRASS	SEED
	12,867 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE	SOD



TREE PLANTING & STAKING DETAIL

SHRUB PLANTING DETAIL



LEGAL DESCRIPTION

Parcel B, Auburn Hills Commercial 2nd Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area: 249,265.8 sq. ft. (1.59 acres)
Disturbed Area: 249,265.8 sq. ft. (1.59 acres)
Impervious Area, pre-cons: 211,46.8 sq. ft. (0.03 acres)
Impervious Area, post-cons: 229,540.00 sq. ft. (0.68 acres)

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of concrete, approx 113.0' north & 221.0' east of the northeast property corner, Auburn Hills Commercial 2nd Addition, Wichita, Sedgewick County, Kansas.
Elevation = 1339.69 (NAVD 88)

Site Benchmark - 2

"X" chiseled on top of concrete, approx 111.7' north & 116.0' west of the northwest property corner, Auburn Hills Commercial 2nd Addition, Wichita, Sedgewick County, Kansas.
Elevation = 1352.15 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

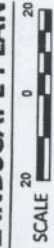
LC ZONING

LC ZONING

LANDSCAPE CALCULATIONS

STREET YARD
Lot depth: 353'
Square footage factor: 15
Maple Street frontage: 172'
Landscaped street frontage required:
172 x 15 = 2,580 sq. ft.
x 1.5 per CUP DP-225, 15C = 3,870 sq. ft.
Provided: 5,135 sq. ft.
Street Yard Trees required:
2,580 / 500 = 5.2 trees required
x 1.5 per CUP DP-225, 15C = 7.8 trees required
Provided: 6 shade trees, 4 ornamental trees
PARKING
Continuous shrub screen provided.
Proposed Stalls (current phase): 43
Required parking lot trees: 42/20 = 2.2
Provided: 1 shade tree + 2 shade trees from Street Yard trees
BUFFER TO SF-5 ZONE
Length of buffer: 200.3'
200.3/40 = 5
x 1.5 per CUP DP-225, 15C = 7.5 trees required.
Provided: 8 trees

LANDSCAPE PLAN



SF-5 ZONING TO SOUTH (GOLF COURSE DRIVING RANGE)

SHRUB PLANTING DETAIL

TREE PLANTING & STAKING DETAIL



Wichita-Sedgwick County Metropolitan Area Planning Department

Kanza Bank
John Boyer
151 N. Main Street
Kingman, KS. 67068

August 28, 2017

Baughman Company, P.A.
Attn: Russ Ewy
315 S Ellis
Wichita, KS 67211

RE: CUP2017-00001 – Amendment to DP-225 Auburn Hills Commercial Community Unit Plan

Dear Applicants:

At its regular meeting on **August 8, 2017**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to the following conditions per the attached letter.

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

Sincerely,

David M. Clements, AICP
Principal Planner
Current Plans Division

Copies to: Jeff Bluebaugh, Council Member District IV
Rebecca Fields, CSR District IV
Bailee Fosse: 402 S. Nineiron, Wichita, KS 67235
Frieda Chapman; 410 S. Nineiron; Wichita, KS 67235
Mary McQard; 514 S. Nineiron; Wichita, KS 67235
Glen Baker; 422 S. Nineiron; Wichita, KS 67235
Eugena B Canales; 326 S. Nine Iron Ct; Wichita, KS 67235
Jarred Bliss; 205 S. Decker; Wichita, KS 67235
Dwayne Dugan; 8013 W. Meadow Pass Ct.; Wichita, KS 67205



Auburn Hills II CUP Voluntary Conditions – CUP2017-01

August 8, 2017

1. Guarantees for specific street improvements for Maple Street, such as accel/decal lanes shall be reviewed and determined at the time of site development.
2. In the event a single-tenant building greater than 8,000 square feet is built, the building setback along the west property line where adjacent to residential development shall be increased from 35 feet to 50 feet, and from the common property line with Reserve "A" along the south line of Parcel 1 shall be 30 feet for a total setback of 50 feet from the south line of the Auburn Hills Commercial 2nd Addition.
3. In the event a single-tenant building greater than 8,000 square feet is built, screening along the west property line where adjacent to residential development and along the common property line with Reserve "A" along the south line of Parcel 1 shall be a combination an 8-foot tall masonry wall and provided by a 20-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper, and all evergreen trees shall be a minimum of 6 feet in height.
4. In the event a single-tenant building greater than 8,000 square feet is built, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view, and shall be prohibited within 50 feet of residentially developed property.
5. In the event a single-tenant building greater than 8,000 square feet is built, trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
6. Approval of a site plan and architectural elevations by the Planning Director is required for each phase of construction within Parcel 1 prior to the issuance of a building permit. The site plan shall ensure compatibility of the commercial uses with the residential areas to the west and northwest by showing appropriate internal circulation within the parcels, joint use and location of ingress/egress openings onto Maple Street, landscaping along the west and south property lines, and an architectural design compatible with the surrounding land uses.
7. Prohibit "Secondhand Store" within Parcel 1, defined as follows: "Secondhand Store" is a retail establishment other than an antique store that engages in the purchase, acceptance, resale or exchange of used goods such as clothing, furniture, appliances, books and other household items.

