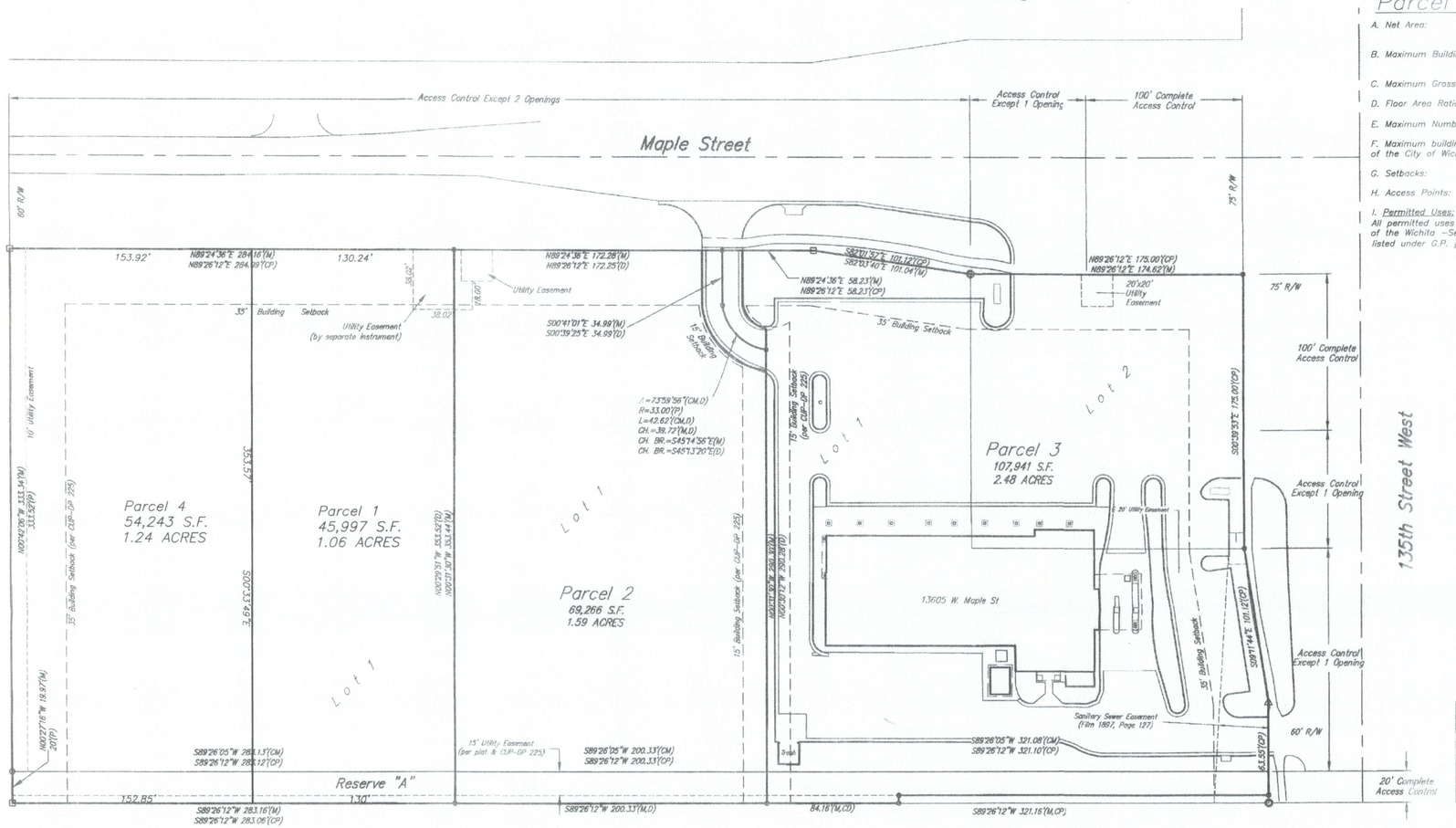
AUBURN HILLS COMMERCIAL II
COMMUNITY UNIT PLAN
DP-225



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.

APPROVED CUP
wcc MAPC May 17, 2006
1 of 4

LEGAL DESCRIPTION:

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

GENERAL PROVSIONS:

1. Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres
2. Total Gross Floor Area: 97,107 sq.ft.
   Total Net Floor Area Ratio: 35 percent ±
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 the City Engineer for approval. Required guarantees or drainage shall be provided at the time of platting improvements.
6. Major street improvements for Maple and 135th Street W 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 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.
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 or how land is leased or sold, with the following stipulations:
   A. Flashing signs (except for signs showing only time, temperature and other public service massages), 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:

	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
Parcel 4 (along Maple Street)	96 sq.ft.	20 feet

   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 residentially–zoned areas.
      2. Building signs shall be halo lit 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 Director of Planning for each parcel prior to issuing building permits.
10. Access Controls shall be as shown on the final 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 bee paved.
12. All exterior lighting shall be shielded to prevent light disbursement in a southerly or westerly 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, including fixtures, lamps and base, to 14 feet within 100 feet of residentially–zoned property, and 20 feet on the remainder of the tract.
    B. Extensive use of back lit canopies and neon or fluorescent tube 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–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.
    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 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.
    B. This solid 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 Unified Zoning Code.
18. Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
19. 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 bldg construction on Parcel 2 may be developed with uses having 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.
20. 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.
21. 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.
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 ensure circulation between Parcels 1, 2 and 3.
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 south 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 4 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. Screening along the common property line with Reserve A and Parcel 1 shall adhere to the above stated landscaping requirements only. However, if any landscaping is removed 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 8:00 am to 10:00 pm within the subject property.
26. Guarantees for specific street improvements for Maple Street, such as accel/decel lanes shall be reviewed and determined at the time of site development.

Per APA CUP2005-00007 approval 6/3/2005

Except that for Parcel 1 the screening of loading areas and loading docks shall be similar materials to the main building, or wood fencing a minimum of 6' high and combined with a landscape buffer on Parcel 4 at 1.5 times the landscaping required by the Wichita Landscape Code.

Approved 6/19/06

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
Revised per Adjustment (CUP2024–20):	July 5, 2024
Revised per Adjustment (CUP2025-07)	June 3, 2025
Revised per Amendment (CUP2026-00006)	May 12, 2026

Parcel 4

Dated 7/17/06
APPROVED CUP
MAPC Planning Adjustment
2 of 4

DP-225
AUBURN HILLS COMMERCIAL II
COMMUNITY UNIT PLAN

SCALE: 1" = 40'

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

Per CUP2026-00006 approved May 12, 2026

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2026

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

PSC Consulting, LLC
Attn: Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2026-00006 – Amendment in the City to CUP DP-225 to waive Paragraph 3 of General Provision #25 regarding screening requirements for loading areas; generally located on the south side of West Maple Street, within 650 feet west of South 135th Street West (13801 West Maple Street).

Dear Applicant,

At its regular meeting on **April 9, 2026**, the official action of the Metropolitan Area Planning Commission was to recommend **APPROVAL** of the above request per the applicant recommended language as stated herein. The approval of the request is subject to the following conditions:

1. The waiver only applies to the screening requirement of the loading area for the building on Parcel 1 where screening would be required to be installed on Parcels 1 and 4.
2. All other requirements of Paragraph 3 of General Provision #25 of the CUP shall remain in effect.
3. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
4. Four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department prior to the signing of the resolution. If drawings are not submitted within 60 days of final approval, the amendment 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 **April 23, 2026**. 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 **April 23, 2026, at 5:00 p.m.**

Because this application received different recommendations from the District Advisory Board and the MAPC, it will be presented to the Wichita City Council on **Tuesday, May 12, 2026**, beginning at 9:00 a.m.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

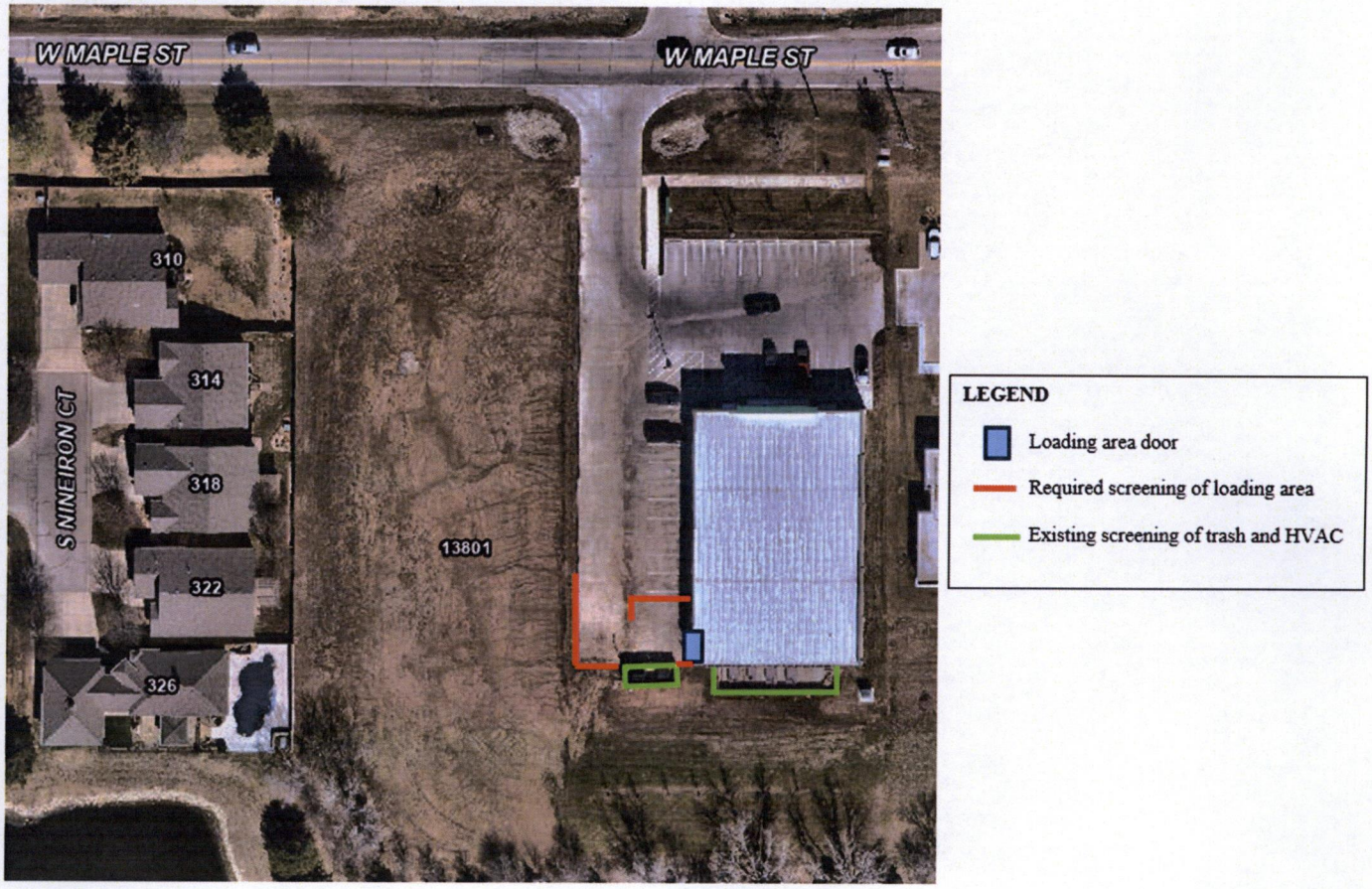
CC: Dalton Glasscock, Commissioner, District IV
Brooke Kauchak, CSR, District IV
Michael Stine, 400 South Decker Dr., Wichita, KS 67235
Brian Aruskevicius, 442 South Nineiron St., Wichita, KS 67235
Erlinda Apple, 346 S. Decker St., Wichita, KS 67235
Terry Corr, 430 South Nineiron St., Wichita, KS 67235
Jennifer Pyle, 331 South Nineiron St., Wichita, KS 67235
Angie Albertson, 402 South Nineiron St., Wichita, KS 67235
Denise Jausoro, 397 South Nineiron St., Wichita, KS 67235
Patricia Spiegel Nugent, 234 S. Decker St., Wichita, KS 67235
Jamie Grier, 242 S. Decker St., Wichita, KS 67235
Brian and Teresa Sheahan, 310 South Nineiron St., Wichita, KS 67235
Brian Bohm, 326 South Nineiron St., Wichita, KS 67235
David and Celeste Fellers, 450 South Nineiron St., Wichita, KS 67235
Marvin and Dana Albertson, 438 South Nineiron St., Wichita, KS 67235
Catherine Scheltgen, 360 S. Decker St., Wichita, KS 67235
Kerry & Stephanie Hayen, 405 South Nineiron St., Wichita, KS 67235
Ronald Welliver, 327 South Nineiron St., Wichita, KS 67235
Michelle and Randy Blair, 226 S. Decker St., Wichita, KS 67235
Auburn Family Dental, LLC, R&E Real Estate, LLC, 13705 W. Maple Street, Wichita, KS 67235
Krista Ryan, 306 South Nineiron Ct., Wichita, KS 67235
Kathy Ast, 318 South Nineiron Ct., Wichita, KS 67235

MAPC Approved Text – Application Recommended Language

Required screening of loading area as depicted in red lines on Exhibit Page 13 of MAPD Staff Report shall be waived across Parcels 1 and 4. All other requirements of Paragraph 3 of General Provision #25 of the CUP shall remain in effect.

Exhibit Page 13 f MAPD Staff Report

Exhibit Illustrating Required Screening on Parcel 1



Wichita-Sedgwick County Metropolitan Area Planning Department

May 12, 2026

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

PSC Consulting, LLC
Attn: Kim Edgington
2532 N. Cardinal Drive
Wichita, KS 67204

RE: CUP2026-00006 – Amendment in the City to CUP DP-225 to waive Paragraph 3 of General Provision #25 regarding screening requirements for loading areas; generally located on the south side of West Maple Street, within 650 feet west of South 135th Street West (13801 West Maple Street).

Dear Applicant,

At its regular meeting on **May 12, 2026**, the official action of the Wichita City Council was **APPROVE** of the above request. The approval of the request is subject to the following conditions amended CUP text.

1. Paragraph 3 of General Provision #25 of the CUP shall be modified to allow for the screening of trash receptables, loading docks, outdoor storage, and loading areas on Parcel 1 to be appropriately screened along the west side of Parcel 4 with a fence and the inclusion of a landscape buffer along the entire length of the west perimeter of Parcel 4 at 1.5 times the landscaping required by the Wichita Landscape Code.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. Four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department prior to the signing of the resolution. If drawings are not submitted within 60 days of final approval, the amendment request shall be considered denied and closed.

City Council Approved Text
General Provision 25 – Paragraph 3

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 residentially developed property. Except, that for Parcel 1 the screening of loading areas and loading docks shall be similar materials to the main building; or wood fencing a minimum of 6' high and combined with a landscape buffer along the entire length of the west perimeter of Parcel 4 at 1.5 times the landscaping required by the Wichita Landscape Code.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Philip Zevenbergen, AICP
Current Plans
Division Manager

CC: Dalton Glasscock, Commissioner, District IV
Brooke Kauchak, CSR, District IV
Michael Stine, 400 South Decker Dr., Wichita, KS 67235
Brian Aruskevicius, 442 South Nineiron St., Wichita, KS 67235
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Auburn Family Dental, LLC, R&E Real Estate, LLC, 13705 W. Maple Street, Wichita, KS 67235
Krista Ryan, 306 South Nineiron Ct., Wichita, KS 67235
Kathy Ast, 318 South Nineiron Ct., Wichita, KS 67235

OCA 150004 PUBLISHED at Wichita.gov/LegalNotices on May 15, 2026

RESOLUTION No. 26-193

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-225 AUBURN HILLS COMMERCIAL II COMMUNITY UNIT PLAN TO MODIFY GENERAL PROVISION 25, PARAGRAPH 3 ON PROPERTY ZONED LC LIMITED COMMERCIAL DISTRICT; GENERALLY LOCATED ON THE SOUTH SIDE OF WEST MAPLE STREET AND WITHIN ONE-QUARTER MILE WEST OF SOUTH 135TH STREET WEST, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-E, 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-E of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 2.3-acre property zoned LC Limited Commercial District with CUP DP-225 legally described below:

CUP2026-00006
DP-225

That part of Lot 1 and Reserve A, commencing at the Southwest Corner of Reserve A; thence East 152.85 feet for the Point of Beginning; thence North 353.57 feet; thence East 130.24 feet; thence South 353.44 feet to a point on the south line of Reserve A; thence West 130 feet to beginning, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas
TOGETHER WITH
That part of Lot 1 and Reserve A, beginning at the southwest corner of Reserve A; thence North 353.72 feet; thence East 153.92 feet; thence South 353.57 feet to a point on the south line of Reserve A; thence West 152.85 feet to beginning, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick County, Kansas

The amendments are hereby GRANTED, subject to the following conditions:

1. Paragraph 3 of General Provision #25 of the CUP shall be modified to allow for the screening of trash receptables, loading docks, outdoor storage, and loading areas on Parcel 1 to be appropriately screened along the west side of Parcel 4 with a fence and the inclusion of a landscape buffer along the entire length of the west perimeter of Parcel 4 at 1.5 times the landscaping required by the Wichita Landscape Code.
2. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
3. Four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department prior to the signing of the resolution. If drawings are not submitted within 60 days of final approval, the amendment request shall be considered denied and closed.

Amended text to CUP DP-225, Paragraph 3 of General Provision 25 shall read as follows:

DEVELOPMENT GUIDELINES

General Provision 25 – Paragraph 3
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 residentially developed property. Except, that for Parcel 1 the screening of loading areas and loading docks shall be similar materials to the main building; or wood fencing a minimum of 6' high and combined with a landscape buffer along the entire length of the west perimeter of Parcel 4 at 1.5 times the landscaping required by the Wichita Landscape Code.

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 12th day of May, 2026.

Lily Wu, Mayor, City of Wichita

ATTEST:

Shinita Rice, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Jo Hensley, Deputy City Clerk

Being first duly sworn, deposes and says:

That I, Jo Hensley, Deputy City Clerk of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

The attached Resolution No. 26-193 is a true copy thereof and was published on such website beginning on May 15, 2026.

Jo Hensley

Signature

SUBSCRIBED AND SWORN before me this May 12, 2026.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 1-21-2029

(seal)

Shinita Rice

Notary Public

City Clerk's Office

City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202

316.268.4529

www.wichita.gov

McClatchy

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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0322545	Legal Ad - IPL0322545	MAPC Official Hearing Notice	2.0	186.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov;kgonzalez@wichita.gov

OCA 150004
Published in The Wichita Eagle on March 18, 2026
(One Time Only)
MAPC/BZA April 9, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 9, 2026, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. **Full notice can be found at www.wichita.gov/LegalNotices.**

BZA2026-00019: Variance request in the City to reduce front setback from 20 feet to 7.5 feet on property zoned GC General Commercial District; generally located on the north side of East Lewis Street, within 275 feet east of South Ellis Street.

CON2026-00035: Conditional Use request in the City to allow Warehouse, Self-Service Storage on property zoned LC Limited Commercial District; generally located on the north side of West Central Avenue and 300 feet east of North Mount Carmel Avenue (3104 West Central Avenue).

CUP2026-00006: Amendment in the City to CUP DP-225 to waive Paragraph 3 of General Provision #25 regarding screening requirements for loading areas; generally located on the south side of West Maple Street, within 650 feet west of South 135th Street West (13801 West Maple Street).

DER2024-00010: Unified Zoning Code amendment (City and County) pertaining to the Event Centers in the County land use.

DER2026-00003: Comprehensive Plan amendment (City and County) pertaining to the Event Centers in the County land use.

PUD2026-00001: Amendment to PUD #83 to allow Group Residence, Limited on Lot 25, Block 1 of Parcel 1, for a HomePlus for up to 12 residents, generally located on the east side of South Horseback Street, within 350 feet north of East Pawnee Street (2320 South Horseback Road).

PUD2026-00003: Zone Change request in the City from SF-5 Single-Family Residential to PUD Planned Unit Development to allow residential development with more than one housing type; generally located on the north side of East 37th Street North, within one-half mile west of North 127th Street East.

VAC2026-00002: Vacation request in the City to vacate a portion of the west building setback on property zoned SF-5 Single-Family Residential District, generally located on the south side of West 34th Street North, and one block east of North Arkansas Avenue (525 West 34th Street North).

VAC2026-00007: Vacation request in the City for a portion of a 15-foot platted setback to install an egress window on property zoned SF-5 Single-Family Residential District, located on the southwest corner of East Lincoln Street and South Fabrique Drive (6069 East Lincoln Street).

VAC2025-00008: Request in the City to vacate a platted 20-foot utility easement on property zoned GC General Commercial District to relocate an existing sanitary sewer line for development, generally located on the southeast corner of East Kellogg Drive and South Chateau Street.

VAC2025-00009: Vacation request in the City for a 20-foot access easement and portion of an 80-foot drainage easement on property zoned GI General Industrial District, generally located west of North Bridgeport Circle and 800 feet north of East 37th Street North (3921 North Bridgeport Circle).

ZON2026-00007: Zone Change requesting the City from TF-3 Two-Family Residential to LC Limited Commercial; generally located East of North 135th Street West and approximately 300 feet north of West Central Avenue.

ZON2026-00008: Zone Change request in the City from SF-5 Single-Family Residential to LI Limited Industrial; generally located on the west side of North Webb Road and within one-half mile south of East 45th Street North (4225 North Webb Road).

ZON2026-00009: Zone change request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District to build two duplexes; generally located on the east side of North Jeannette Avenue, within 150 feet north of West 23rd Street North.

ZON2026-00010: Zone Change request in the City from CBD Central Business District to GC General Commercial District for Tattoo and Body Piercing; generally located on the southeast corner of West Douglas Avenue and South Seneca Street (1029 West Douglas Avenue).

ZON2026-00011: Zone Change request in the City from SF-5 Single-Family Residential District to NO Neighborhood Office District; generally located on the west side of North Tyler Road and 300 feet south of West 2nd Street North (239 North Tyler Road).
IPL0322545
Mar 18 2026

In The STATE OF KANSAS
In and for the County of Sedgwick
STATE OF KANSAS)
SS
County of Sedgwick)
the undersigned, 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.

1.0 insertion(s) published on:
03/18/26 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Mar 18, 2026, 12:32 PM ED

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Shinita Rice, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 19th day of March, 2026.

Shinita Rice

Signature

SUBSCRIBED AND SWORN to before me this 17 day of March, 2026

STATE OF KANSAS NOTARY PUBLIC
JO HENSLEY
My Appointment Expires
1-7-2030

Jo Hensley

Notary Public

(seal)

City Clerk's Office

City Hall •13th Floor •455 N. Main •Wichita, Kansas 67202

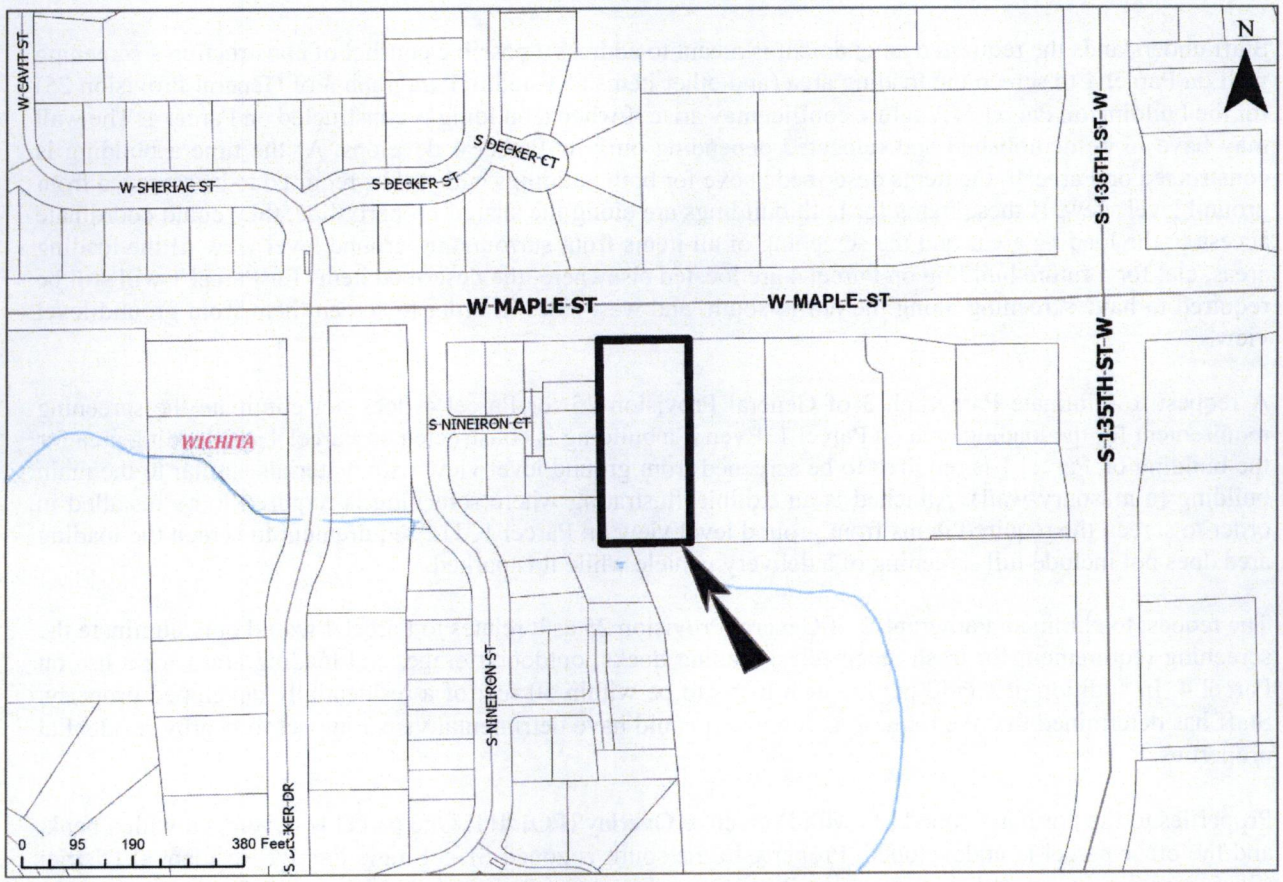
316.268.4529 ext. 2805

www.wichita.gov

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: April 9, 2026
DAB IV: April 6, 2026

CASE NUMBER:	CUP2026-00006 (City)
APPLICANT/AGENT:	Thomas Schmeidler (applicant) /PSC Consulting, LLC (agent)
REQUEST:	Amendment to Community Unit Plan DP-225
CURRENT ZONING:	LC Limited Commercial District
SITE SIZE:	1.08 acres
LOCATION:	Generally located on the south side of West Maple Street, within one-quarter mile west of South 135th Street West (13801 West Maple Street).
PROPOSED USE:	To modify screening requirements for trash receptacles, loading docks, outdoor storage, and loading areas on Parcel 4.
RECOMMENDATION:	Deny



BACKGROUND: The applicant is requesting a minor amendment to the Auburn Hills Commercial II CUP DP-225. The subject site is 1.08 acres in size, is zoned LC Limited Commercial District (LC), and is generally located on the south side of West Maple Street and within one-quarter mile west of South 135th Street West (13801 West Maple Street). The purpose of the request is to waive paragraph 3 of General Provision 25 for Parcel 4. Paragraph 3 of General Provision 25 states:

"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."

Currently, Parcel 4 is undeveloped. However, it is under the same ownership as Parcel 1, immediately abutting to the east, which is developed with a single-tenant retail store over 8,000 square feet in size. The Unified Zoning Code can consider separate tax parcels with the same zoning that are under the same ownership to be considered a "Zoning Lot." The loading area of this retail store is located on the southwest side of the building, which the CUP requires screening from ground level view to the north, south, and west. As seen in the aerial image, Parcels 1 and 4 have a shared access drive from West Maple Street. The concrete drive extends across the Parcel boundary onto Parcel 4. Screening of the loading area from the ground level view for the building on Parcel 1 can be accomplished on Parcel 4, which is permissible because it is under the same ownership.

Currently, the text of Paragraph 3 of General Provision 25 requires screening of the loading areas to be constructed of similar materials to the building. The building on Parcel 1 is constructed of masonry materials. Therefore, the screening of the loading area is required to be a masonry wall. Currently, the trash receptacles are in compliance as they are screened with a masonry wall on the south, east, and west. The north side is a wooden gate to access the trash receptacles. Currently, the loading area for the building on Parcel 1 is not screened from ground level view on the north, west, and portions of the south.

Staff understands the requested amendment is meant to address a possible conflict of constructing a screening wall on Parcel 4 to screen the loading area (and other items as listed in Paragraph 3 of General Provision 25) for the building on Parcel 1. A future conflict may arise if/when a building is constructed on Parcel 4. The wall may have to be demolished and relocated depending on how Parcel 4 develops. At the time a building is constructed on Parcel 4, the items described above for both buildings will still be required to be screened from ground level view. If these items for both buildings are along the shared property line, they could coordinate access to the loading areas and the screening of all items from surrounding ground level view. If the loading areas, etc. for a future building on Parcel 4 are located elsewhere, the described items for Parcel 1 will still be required to have screening along the north, south, and west sides in order to screen them from ground level view.

A request to eliminate Paragraph 3 of General Provision 25 for Parcel 4 does not eliminate the screening requirement for the loading area on Parcel 1. Even if a building is constructed on Parcel 4, the loading area for the building on Parcel 1 is required to be screened from ground level view with materials similar to the main building (a masonry wall). Attached is an exhibit illustrating where screening is required to be installed in order to screen the required items from ground level view on Parcel 1. The requirement to screen the loading area does not include full screening of a delivery vehicle while it is parked.

The request to eliminate Paragraph 3 of General Provision 25 as it relates to Parcel 4 would only eliminate the screening requirement for trash receptacles, loading docks, outdoor storage, and loading areas for a use on Parcel 4. In addition, it would permit such items to be within 50 feet of a residentially developed property. Staff has determined that the request as submitted could have detrimental visual impact to nearby residential properties.

Properties to the north are zoned LC with Protective Overlay (PO) #11. One parcel is developed with a bank, and the other parcel is undeveloped. Property to the south is zoned SF-5 Single-Family Residential District (SF-5) and developed with a golf course. Property to the east of Parcels 1 & 4 is zoned LC within CUP DP-

225 and is developed with a dentist office. Property to the west is zoned SF-5 and is developed with single-family dwellings.

CASE HISTORY: In 1996, the Auburn Hills Commercial II CUP DP-225 was established. In 2017, an amendment (CUP2017-00001) was approved to increase the maximum building size (for businesses that are not grocery stores or drugstores) from 8,000 square feet to 16,000 square feet. In 2022, an Administrative Adjustment (CUP2022-00023) was approved to permit new buildings on Parcel 2 to have unique architecture as along as there was share elements with existing buildings within the CUP. In 2024, an Administrative Adjustment (CUP2024-00009) was denied that would have permitted new buildings on Parcel 1 to be included in the ability to have unique architecture as long as there were shared elements with existing buildings within the CUP. In 2024, and Administrative Adjustment (CUP2024-00020) was approved to split Parcel 1 and create Parcel 4. On June 3, 2025, an Administrative Adjustment (CUP2025-00007) was approved removing the masonry screening wall requirement along the south property line of Parcel 1. In September of 2025 and in February of 2026, Administrative Adjustments (CUP2025-00032 & CUP2026-00001) requesting modifications to the screening requirements for loading areas were denied because they were deemed to not be consistent with the approved CUP and could have adverse effects on the CUP or adjacent properties.

ADJACENT ZONING AND LAND USE:

NORTH:	LC with PO #11	Bank and Undeveloped
SOUTH:	SF-5	Golf Course
EAST:	LC (DP-225)	Dentist Office
WEST:	SF-5	Single-Family Dwellings

PUBLIC SERVICES: The subject site has access to West Maple Street. Where the access drive from Parcels 1 & 4 intersect West Maple Street, it is a paved, two-lane arterial with no sidewalks. Reconstruction of West Maple Street to widen it to a three-lane with sidewalks is scheduled to begin in the near future. The site is served by municipal water and sewer. Wichita Transit does not provide regular bus service in this area.

CONFORMANCE TO PLANS/POLICIES: The proposed amendment to CUP DP-225 is not 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/Employment." This category is defined as "*areas that likely will be developed or redeveloped by 2035 with uses predominately of a mixed nature. Due to the proximity of higher intensity businesses uses, residential housing types within this area likely will be higher density. Due to the proximity of residential uses, employment uses likely will have limited negative impacts associated with noise, hazardous emissions, visual blight, and odor.*" This level of commercial development near low-density residential was deemed appropriate when the CUP was first approved. Approval included mitigating factors such as screening of loading areas, etc. A request to completely waive such a requirement is not in conformance with the CUP or the intent of this use category of the *Community Investments Plan* as further detailed below in a review of the Locational Guidelines. Staff is recommending the screening requirement to stay, which meets the spirit and intent of the CUP while promoting compatibility among land uses.

Locational Guidelines: The request is not in conformance with the Land Use Compatibility Locational Guidelines of the Comprehensive Plan. Land Use Compatibility Guideline 3.a states, "*Except in mixed-use developments, residential and non-residential development areas generally should be separate and district with appropriate screening and buffering to ensure compatibility among land uses while maintaining connectivity among uses.*" A request to completely waive all screening of loading areas, etc. is not in conformance with the CUP or in line with the Locational Guidelines Staff is recommending screening requirement to stay, which meets the spirit and intent of the CUP while promoting compatibility among land uses.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Amendment to CUP DP-225 be **DENIED.**

This recommendation is based on the following findings:

1. The zoning uses and character of the neighborhood: Properties to the north are zoned LC with Protective Overlay (PO) #11. One parcel is developed with a bank, and the other parcel is undeveloped. Property to the south is zoned SF-5 Single-Family Residential District (SF-5) and developed with a golf course. Property to the east of Parcels 1 & 4 is zoned LC within CUP DP-225 and is developed with a dentist office. Property to the west is zoned SF-5 and is developed with single-family dwellings.

2. The suitability of the subject property for the uses to which it has been restricted: All parcels within the CUP are zoned LC. No new uses are being requested through this amendment. The site is suitable to be developed with the current requirements of the CUP.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of the requirement to screen loading areas, loading docks, trash receptacles and outdoor storage on Parcel 4 is anticipated to have detrimental visual impacts to nearby residential areas.

4. Length of time subject property has remained vacant as zoned: Parcel 4 has never been developed.

5. 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 this application is anticipated to have detrimental visual impacts, which is an detriment to the public welfare. Denial may be considered an economic loss for the applicant.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application is not in conformance to the *Community Investments Plan* as discussed in the staff report.

7. Impact of the proposed development on community facilities: This application is not anticipated to have negative impacts on community facilities.

8. Opposition or support of neighborhood residents: As of the writing of this report, staff has received comments from neighbors in opposition to a request.

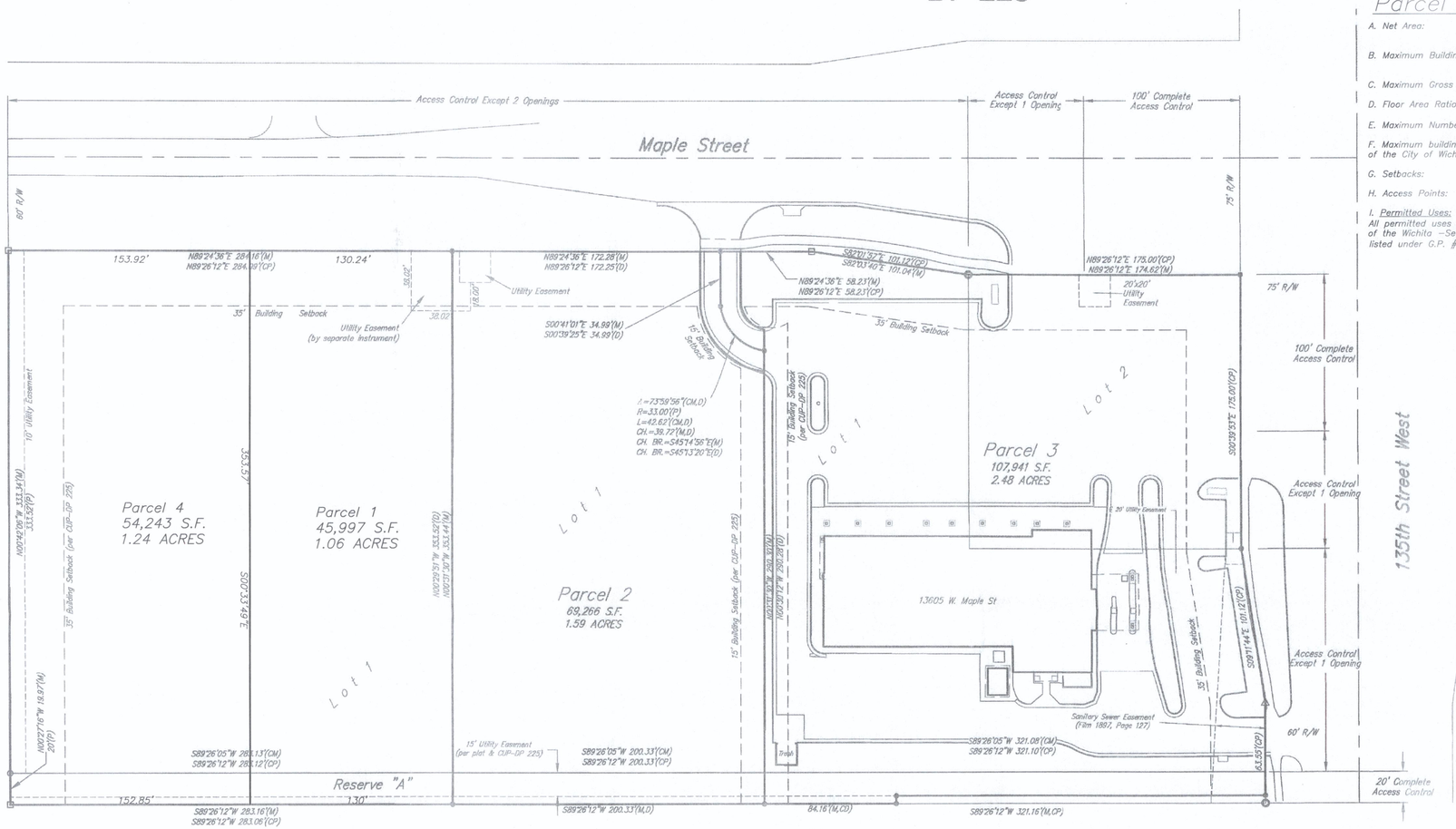
Attachments:

1. CUP Amendment Public Comments
2. CUP DP-225 General Provision #25 Full Text
3. Exhibit Illustrating Required Screening on Parcel 1
4. CUP DP-225 Drawing
5. Aerial Map
6. Zoning Map
7. Land Use Map
8. Site Photos

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 PROVSIONS:

1. Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres

2. Total Gross Floor Area: 97,107 sq.ft.
   Total Net Floor Area Ratio: 35 percent ±

3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 the City Engineer for approval. Required guarantees or drainage shall be provided at the time of platting improvements.

6. Major street improvements for Maple and 135th Street W. 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 my 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.

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 or how land is leased or sold, with the following stipulations:
   A. Flashing signs (except for signs showing only time, temperature and other public service massages), 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;

	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
Parcel 4 (along Maple Street)	96 sq.ft.	20 feet

   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 residentially–zoned areas.
      2. Building signs shall be halo lit 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 Director of Planning for each parcel prior to issuing building permits.

10. Access Controls shall be as shown on the final 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 bee paved.

12. All exterior lighting shall be shielded to prevent light disbursement in a southerly or westerly 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, including fixtures, lamps and base, to 14 feet within 100 feet of residentially–zoned property, and 20 feet on the remainder of the tract.
    B. Extensive use of back lit canopies and neon or fluorescent tube 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–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.
    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 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.
    B. This solid 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 Unified Zoning Code.

18. Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

19. 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 bldg construction on Parcel 4 may be developed with uses having 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.

20. 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.

21. 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.

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 ensure circulation between Parcels 1, 2 and 3.

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 south 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/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
Revised per Adjustment (CUP2024–20):	July 5, 2024

Approved 6/18/99 Ref. to Exh. 33-20

Dated 7/5/24
APPROVED CUP
MAPC Per Admin Adjustment
CUP24-20
1 of 4

SCALE: 1" = 40'

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

CITY OF WICHITA

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, bus 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, bus 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

	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
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.

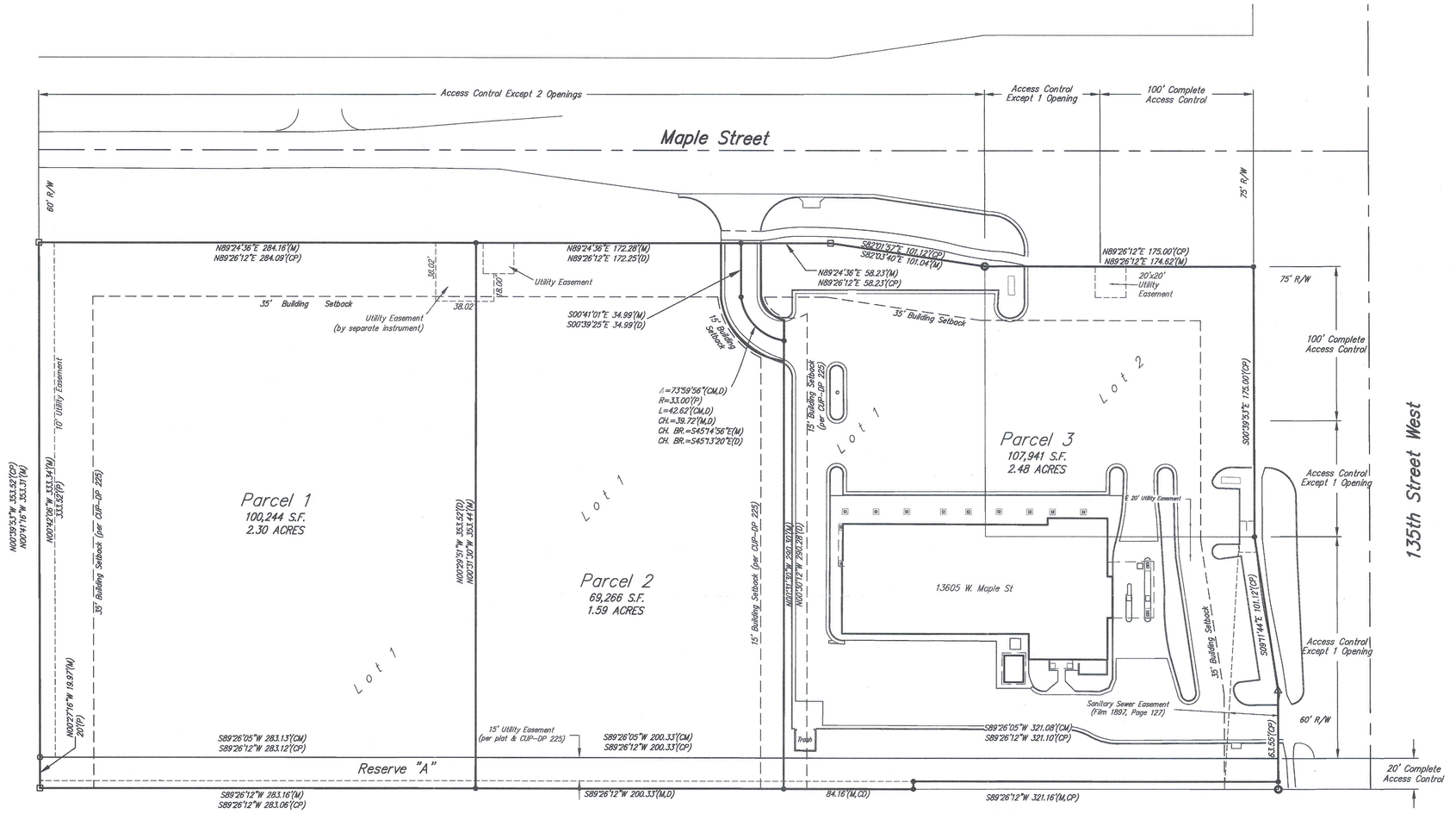
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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 C.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 C.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 C.P. #7 and #21.	

LEGAL DESCRIPTION:

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

GENERAL PROVSIONS:

1. Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres
2. Total Gross Floor Area: 97,107 sq.ft.
   Total Net Floor Area Ratio: 35 percent ±
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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 the City Engineer for approval. Required guarantees or drainage shall be provided at the time of platting improvements.
6. Major street improvements for Maple and 135th Street W. 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 my 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.
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 or how land is leased or sold, with the following stipulations:
   A. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
   B. Portable and off–site signs are not permitted.
   C. Window display signs are limited to 25 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;

	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

   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 residentially–zoned areas.
      2. Building signs shall be halo lit 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 Director of Planning for each parcel prior to issuing building permits.
10. Access Controls shall be as shown on the final 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 bee paved.
12. All exterior lighting shall be shielded to prevent light disbursement in a southerly or westerly 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, including fixtures, lamps and base, to 14 feet within 100 feet of residentially–zoned property, and 20 feet on the remainder of the tract.
    B. Extensive use of back lit canopies and neon or fluorescent tube 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–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.
    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 concrete/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 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 Unified Zoning Code.
18. Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
19. 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 bldg Construction on Parcel 2 may be developed with uses having unique arch. not common to other bldgs in the development as long as there is one shared element of either design, color or texture, Variations must be approved by the Planning Dept.
20. 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.
21. 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.
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 ensure circulation between Parcels 1, 2 and 3.
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 south 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 on 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.

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 cup22-23
MAPC Per Admin Adj 6/8/23
6/14/23
Copy 2 of 4

per AA cup22-23a Approved 6/8/23

SCALE: 1" = 40'

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

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 buidlings within the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior buidling 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 buidlings 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.

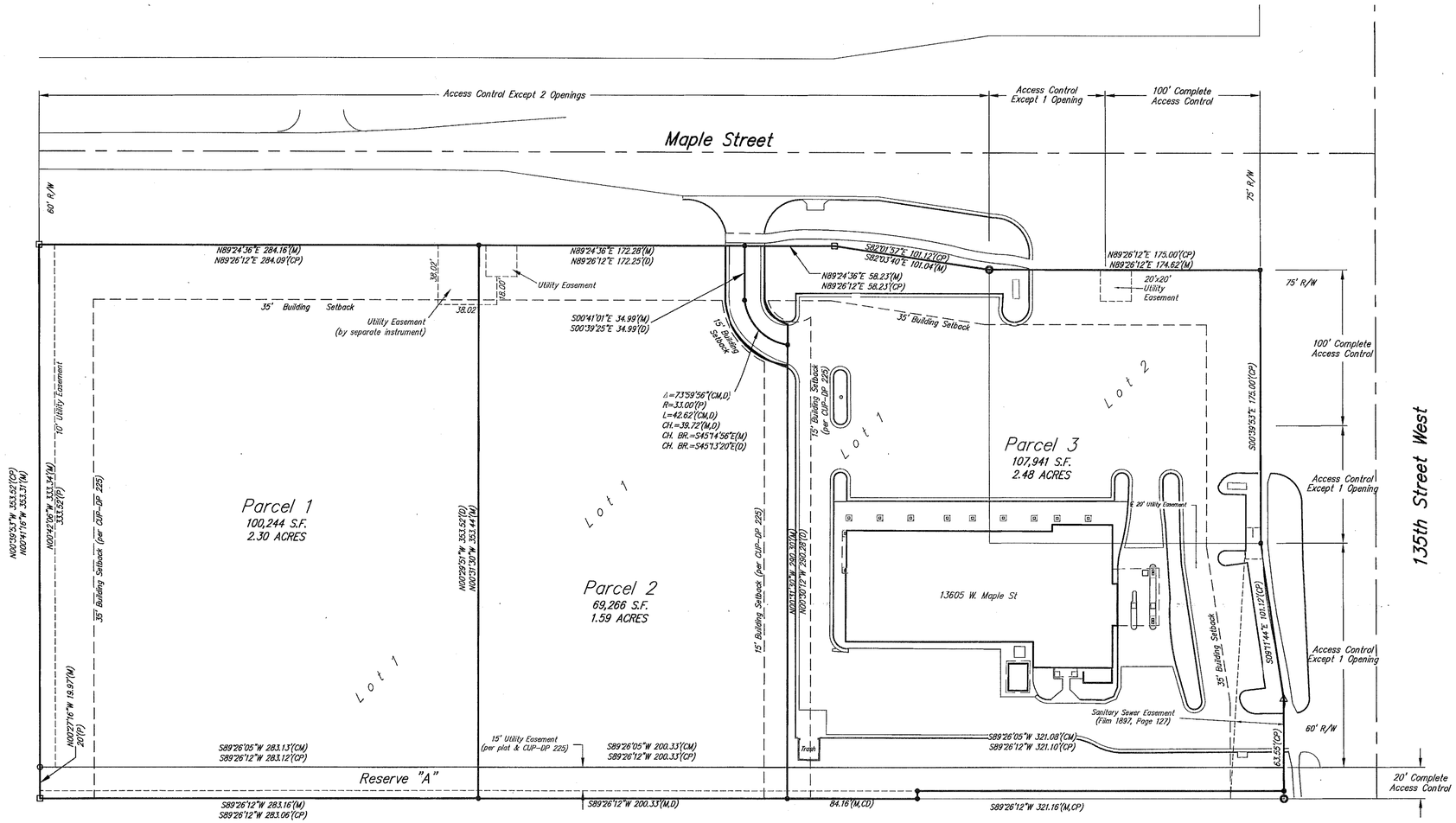
The "Development Application" sign should now be removed from the property. Please submit four (4) new copies and one (1) electronic copy of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

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



SCALE: 1" = 40'

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)
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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.
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LEGAL DESCRIPTION:

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GENERAL PROVSIONS:

1. Total Land Area: 277,451 ± sq.ft. or 6.37 ± acres

2. Total Gross Floor Area: 97,107 sq.ft.
   Total Net Floor Area Ratio: 35 percent ±

3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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.

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6. Major street improvements for Maple and 135th Street W. 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 my 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.

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   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;

	Sign face	Height
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   1. Building signs shall not face south or west into residentially-zoned areas.
   2. Building signs shall be halo lit reverse channel letters.
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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 overal site traffic circulation plan by the Director of Planning for each parcel prior to issuing building permits.

10. Access Controls shall be as shown on the final 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

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    A. 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.

    B. Extensive use of back lit canopies and neon or fluorescent tube 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-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.

    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 concrete/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 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 Unified Zoning Code.

18. Trash receptacles shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.

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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.

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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.

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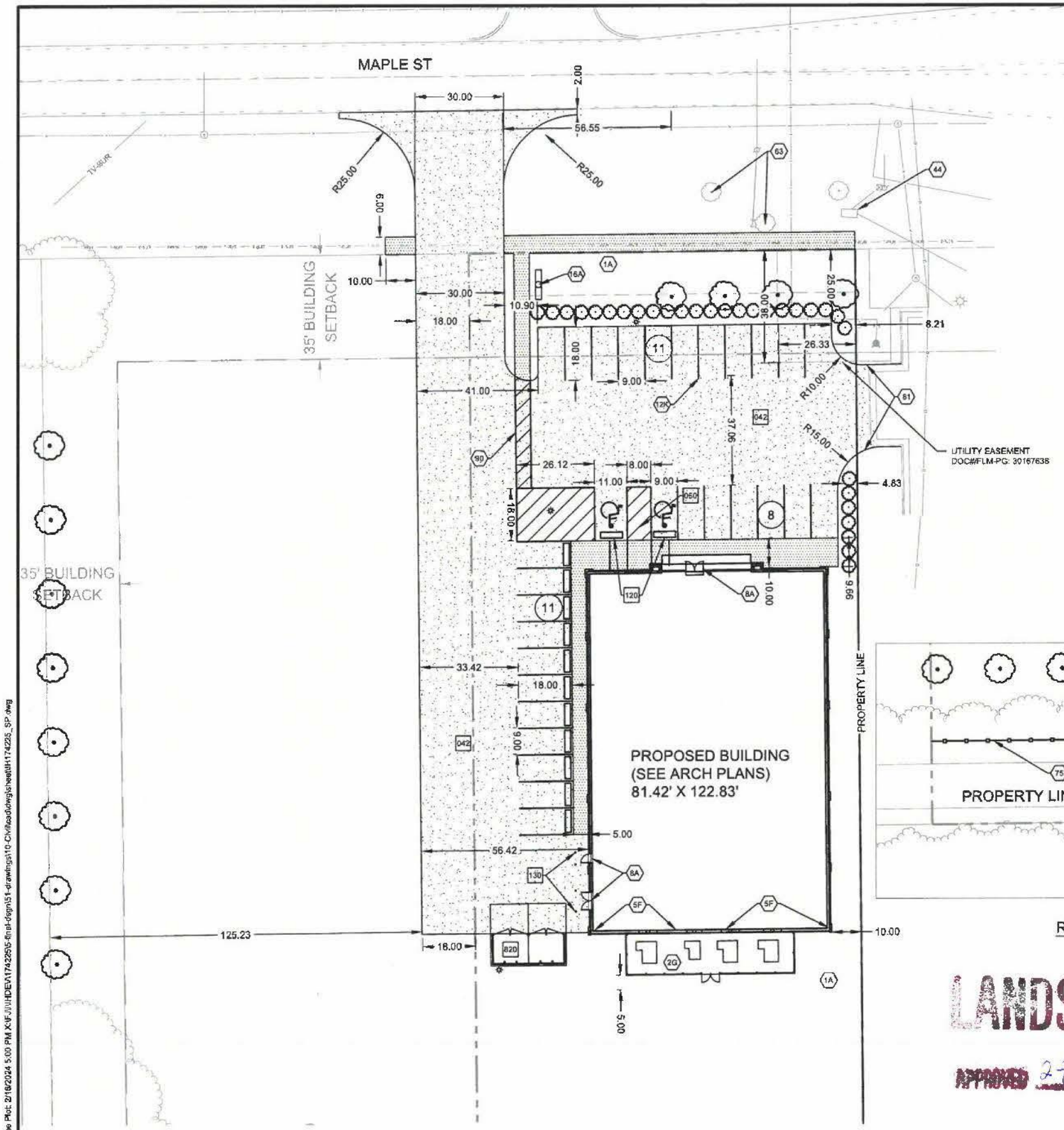
REVISIONS

Approved by City Council:	September 10, 1996
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Revised per Amendment #1:	August 8, 2017
Revised per Adjustment (CUP2022-23):	June 8, 2022

APPROVED CUP
MAPC Per Administrative Adj. CUP2022-23
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 316-263-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



REAR LOT PLAN

N

20 0 20 40
scale 10 feet

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. ALL CONSTRUCTION WORK AND UTILITY 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.
3. 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.
4. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". STANDARD KDOT TRAFFIC CONTROL PLAN TE 744 SHALL BE FOLLOWED DURING CONSTRUCTION OF PAVEMENT REMOVALS ON 2ND AVE.
5. 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
- (1) PARKING COUNT

SITE NOTES

1. TOTAL LOT AREA: 45,998 SF. PROPOSED IMPERVIOUS AREA: 25,530 SF. PROPOSED IMPERVIOUSNESS = 54% TOTAL DISTURBED AREA 37,050 SF
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ENTRANCE, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. 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.
4. ALL DIMENSIONS ARE TO EDGE OF CONCRETE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
6. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
7. 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.
8. ALL SEEDED AREA REQUIRE A MINIMUM 2 YEAR WARRANTY PERIOD.
9. SHADE TREES IN STREET YARD SHALL BE AMUR MAPLE TREES AND CHINESE FRINGETREES AT A 1:1 RATIO (GROUPED OR ALTERNATING).
10. SHADE TREES ALONG WEST LINE SHALL CONSIST OF KENTUCKY COFFEETREES AND COMMON HACKBERRY TREES AT A 1:1 RATIO.
11. STREET YARD: 15 S.F. OF STREET YARD REQUIRED PER FOOT OF LOT FRONTAGE, TOTAL REQUIRED STREET YARD IS 1,950 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
11. EXISTING TREES ALONG WEST AND SOUTH LOT LINES ARE BEING UTILIZED IN YARD LANDSCAPING TOTALS.

LANDSCAPE PLAN
APPROVED 2-21-24 BY
CUP DP-225

SITE PLAN

Save: 2/16/2024 4:59 PM Idamme Plot: 2/16/2024 5:00 PM X:\PJ\WDE\EV\174225\5-final-dsgn\S1-drawings\10-Civil\sadd\dwg\sheet\IH174225_SP.dwg

SEH Project	IH174225	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	SEH	DOLLAR TREE WICHITA, KANSAS	SITE PLAN WICHITA, KANSAS	4 of 11
Drawn By	--										
Designed By	--										
Checked By	--										

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 2.48acres.
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 an 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 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 12/2/04 DP--225

APPROVED CUP

MAPD 08/15/96 DM

WCC 09/10/96 DM

MAPD 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 26, 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:	
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 35 FEET.	
G.	SETBACKS: MAPLE ST. 35 FEET 135TH ST. 35 FEET PARCEL NO.2 30 FEET	
H.	ACCESS POINTS:	1 OPENING TO MAPLE STREET
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:	
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: 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

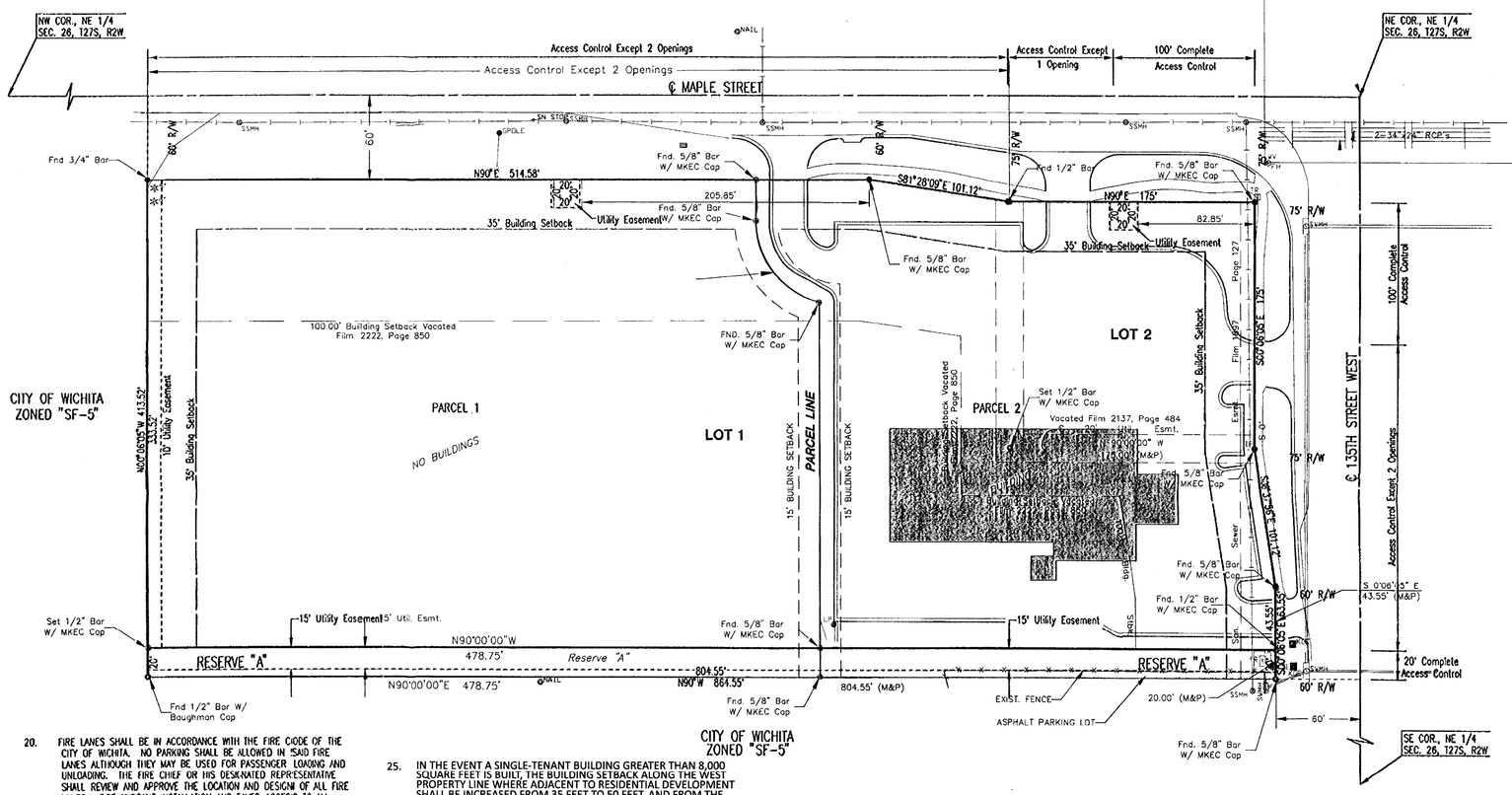
A.	NET AREA:	16,100 SQ.FT. OR 0.370 ACRES
B.	MAXIMUM BUILDING COVERAGE:	NONE
C.	MAXIMUM GROSS FLOOR AREA:	NONE

GENERAL PROVISIONS:

1. TOTAL LAND AREA: 277,900 SQ.FT. OR 6.37 ACRES
   A. TOTAL LAND AREA ZONED LC: 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 PLATTING 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 STATIONS, CARWASHES, AND NO OVERHEAD DOORS FOR AUTO SUPPLY OR SERVICES USES ARE PERMITTED WITHIN 150 FEET OF RESIDENTIAL ZONED AREAS. (REFER TO GENERAL PROVISION 25 FOR ADDITIONAL RESTRICTIONS)
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 OR 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:

		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 LIT 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, AND 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 STREETYARD 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 PREDOMINANTLY 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"

20. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CIODE 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 DESIGNI OF ALL FIRE LANES. FIRE HYDRANT INSTALLATION AND FAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE IOF 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 SOUTH 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: 09/18/01
11/6/00

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

APPRUVED CUP

MAPC 9-15-96 klm

WCC 9-10-96 klm

MAPD copy 1 of 4

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

ADMINISTRATIVE ADJUSTMENT 9/14/01

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

BAUGHMAN
Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Designed by		Checked by	
Drawn by	SAD	Date SEPT. 2001	Job No. 36-98178

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. Trees with broken leaders or no central leader will not be accepted.
3. 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 Trefian (5%) (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".
4. 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.
5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
6. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
7. Topsoil hauled onto site shall be fertile, friable, natural loam 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.
8. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
9. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. 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.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
13. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. 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.
15. 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

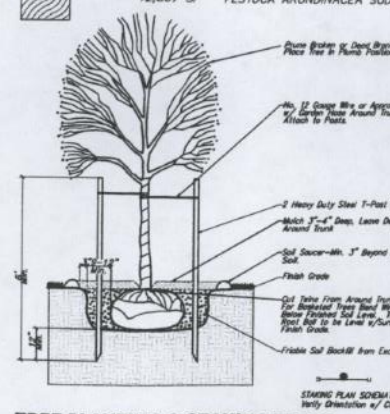
1. Irrigate all turf and plantings on site unless otherwise directed by Owner.
2. Automatic irrigation systems shall be equipped with an automatic rain sensing device.
3. All irrigation work is to be installed in compliance with all local codes and regulations.
4. The Irrigation Contractor does not start 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.
5. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
6. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
7. 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.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

PLANT SCHEDULE

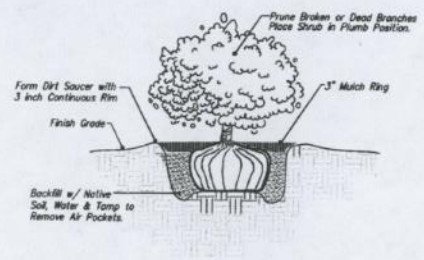
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	2" CALIPER MIN.
	2	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	1" CAL. MIN.
	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5' TALL MIN.
	2	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1" CAL. MIN.
	2	PICEA OMORIKA	SERBIAN SPRUCE	5' TALL MIN.
	3	TAXODIUM DISTICHUM 'MICKELSON' 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	CONT
	10	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	18" TALL / 2 GAL. MIN.
	5	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	18" TALL / 2 GAL. MIN.
	16	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	18" TALL / 2 GAL. MIN.

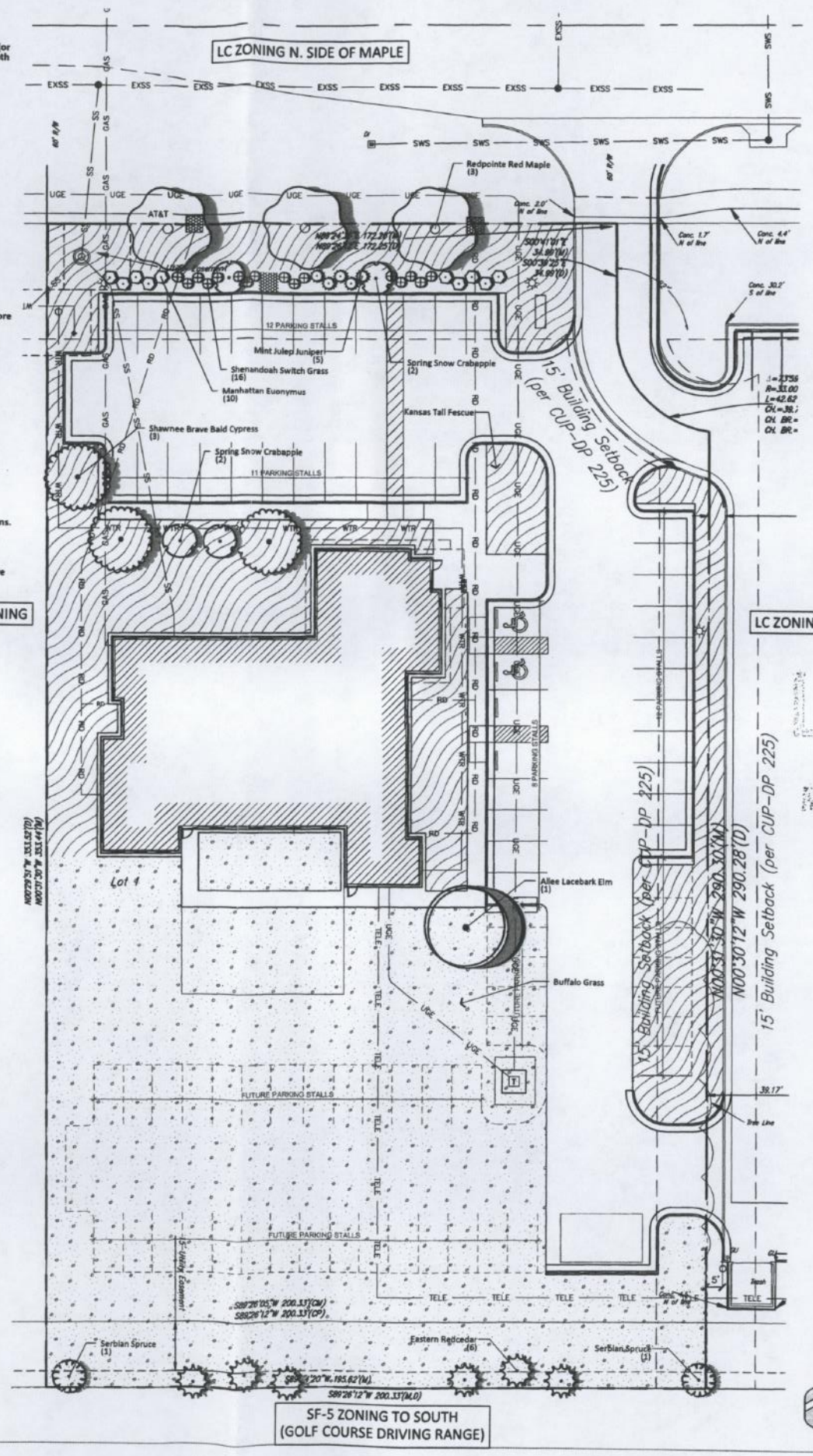
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	25,458 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	SEED
	12,867 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE	SOD



1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 8' Height
No Scale



2 SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale



LANDSCAPE PLAN
SCALE 20 0 20

LEGAL DESCRIPTION

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

SITE INFORMATION

Total Area:	±69,265.8 sq. ft. (1.59 acres)
Disturbed Area:	±69,265.8 sq. ft. (1.59 acres)
Impervious Area, pre-const:	±1146.8 sq. ft. (0.03 acres)
Impervious Area, post-const:	±29,540.00 sq. ft. (0.68 acres)

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of concrete, approx 113.0' north & 321.6' east of the northeast property corner, Auburn Hills Commercial 2nd Addition, Wichita, Sedgwick 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, Sedgwick 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.

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
APPROVED 4/18/22 BY NES
DP-225

SHELDEN ARCHITECTURE
SHELDENARCH.COM
800 E. First Suite 140 Wichita, KS 67202 316.283.4300

AARON HARNDEN LICENSED 886 04/15/2022 KANSAS LANDSCAPE ARCHITECT

AUBURN FAMILY DENTAL
AUBURN FAMILY DENTAL
13705 W MAPLE ST. WICHITA, KS

PROJECT NO.	21-0044
ISSUE:	DATE:
PERMIT SET	15 APR 22

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Landscape Plan

L1.0

CITY OF WICHITA

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,

D.M. Clements

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

BAUGHMAN

BETTER BY [DESIGN]

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.