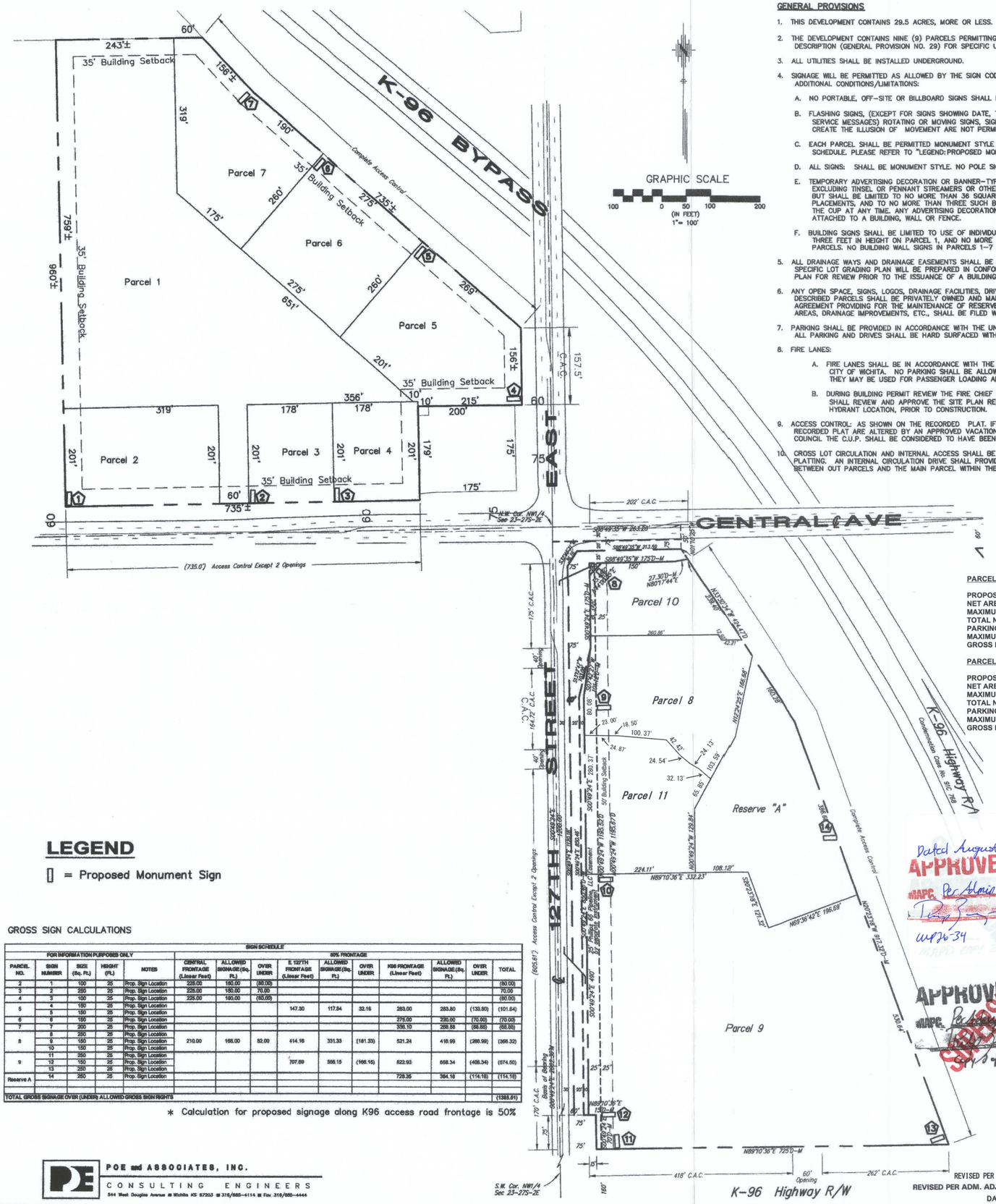


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   C. EACH PARCEL SHALL BE PERMITTED MONUMENT STYLE GROUND SIGNAGE AS INDICATED IN THE SIGN SCHEDULE. PLEASE REFER TO "LEGEND: PROPOSED MONUMENT SIGN" SCHEDULE ON THIS DOCUMENT.
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12. NO DEVELOPMENT OF THE CUP SHALL OCCUR UNTIL MUNICIPAL WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THE SITE. AT THE TIME OF PLATTING, GUARANTEES FOR LEFT TURN LANE AND RIGHT TURN/DECEL. LANES FOR FULL MOVEMENT APPROACHES WILL BE REQUIRED.
13. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS. LIGHT POLES ON PARCELS SHALL BE LIMITED TO 20 FEET IN HEIGHT. ALL PARKING LOT LIGHTING WITHIN THE CUP SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMP BASES). LIGHTING HEIGHT SHALL BE LIMITED TO 15 FEET WHEN WITHIN 100 FEET OF RESIDENTIAL ZONING.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM CENTRAL AVE. 127TH EAST, AND SURROUNDING RESIDENTIAL AREAS WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
15. ON ALL PARCELS ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS; NO ROOF-TOP FENCING ALLOWED.
16. DEVELOPMENT OF ALL PARCELS WITHIN THE CUP SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A STATE OF KANSAS REGISTERED LANDSCAPE ARCHITECT FOR THE REQUIRED 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.
17. REQUIREMENTS FOR LANDSCAPED STREET YARD 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. FOR PARCEL 1, PARKING LOT LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 TREE FOR EVERY 20 PARKING SPACES. LANDSCAPING OR EQUIVALENT OF 1 TREE FOR EVERY 50 FEET OF FRONTAGE ALONG K-96 SHALL BE REQUIRED.
18. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
19. ALL PARCELS IN THE CUP SHALL SHARE A SIMILAR OR COMPATIBLE PLANT PALETTE, AS DETERMINED BY THE REGISTERED LANDSCAPE ARCHITECT PREPARING REQUIRED PLAN.
20. ALL BUILDINGS SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE. BUILDING WALLS SHALL BE BROKEN UP BY PROJECTIONS, RECESSES, CHANGES IN ROOF LINE, AND CHANGES IN COLORS, TEXTURES AND/OR MATERIALS, RELATING TO INTERIOR BUILDING FUNCTIONS WHERE FEASIBLE. BUILDINGS SHOULD HAVE A RECOGNIZABLE "BASE" AND "TOP". PREFABRICATED METAL PANELS SHALL NOT BE PERMITTED ON THE SIDE OF BUILDINGS FACING CENTRAL OR 127TH STREET AND SHALL NOT BE THE PREDOMINANT WALL MATERIAL ON ANY OTHER SIDE OF THE BUILDING. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SITE ELEVATIONS ARE APPROVED BY THE PLANNING DIRECTOR.
21. COMMERCIAL RETAIL AND OFFICE BUILDINGS IN PARCELS ALONG THE ARTERIAL STREETS SHOULD BE SITED WITH A PRIMARY BUILDING FACADE ALONG THE STREET AND NO MORE THAN ONE DRIVING AISLE. MINIMUM SETBACK ALONG ARTERIAL STREETS MAY BE REDUCED TO A MINIMUM OF 20 FEET IF THE FRONT YARD AREA IS LANDSCAPED. A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE FACING THE ARTERIAL STREETS MUST HAVE WINDOWS OR DOOR OPENINGS.
22. GAS ISLANDS, ATMs, BANK DRIVE-THROUGH WINDOWS, OVERHEAD DOORS AND SIMILAR UTILITARIAN ITEMS SHALL BE SCREENED OR SITED BEHIND BUILDINGS TO MINIMIZE THEIR VIEW FROM THE STREET.
23. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE WESTERN LINE OF PARCELS 1 AND 2 AND THE NORTHERN LINE OF PARCEL 1 AND 7 WHEN ANY PORTION(S) OF PARCELS 1, 2 AND/OR 7 IS DEVELOPED. NO UTILITIES SHALL BE PLACED WITHIN THE 5 FOOT WALL EASEMENT.
24. EXTENSIVE USE OF BACKLIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.
25. THIS C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF A SITE PLAN AND A LANDSCAPE PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS.
26. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE PLAN SHALL LINK SIDEWALKS ALONG CENTRAL AVE. AND/OR 127TH STREET EAST WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT AND FUTURE ADJACENT RESIDENTIAL DEVELOPMENT. THE SITE PEDESTRIAN CIRCULATION SYSTEM, WHICH MAY BE CONSTRUCTED INCREMENTALLY, SHALL BE APPROVED BY THE PLANNING DIRECTOR. WALKWAYS ACROSS PARKING LOTS SHALL BE DESIGNATED BY CHANGES IN MATERIAL, TEXTURE AND COLOR.
27. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
28. THE FOLLOWING USES SHALL BE PROHIBITED IN ALL PARCELS: CEMETARY, CORRECTIONAL PLACEMENT RESIDENCES, NIGHT CLUB IN THE CITY, AND NIGHT CLUB IN THE COUNTY. ANY USES ALLOWED ONLY BY CONDITIONAL USE SHALL NOT BE ALLOWED EXCEPT BY CUP AMENDMENT. THE FOLLOWING USES SHALL BE PROHIBITED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY: SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, RESTAURANTS WITH DRIVE-IN OR DRIVE-THROUGH FACILITIES AND VEHICLE REPAIR. THERE SHALL BE NO OVERHEAD DOORS FOR AUTO SERVICES OR REPAIR USES FACING RESIDENTIAL DISTRICTS.
29. PARCEL DESCRIPTIONS:

PARCEL NO. 10 (LOT 1, PARCEL A)

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 38,799 SQ.FT. (0.891 ACRES)
MAXIMUM BUILDING COVERAGE - 11,640 SQ. FT. (30%)
TOTAL NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISIONS NUMBER 7
MAXIMUM BUILDING HEIGHT - 35 FEET
GROSS FLOOR AREA RATIO - 40%

PARCEL NO. 11(LOT 1, PARCEL B-2)

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 61,212 SQ.FT. (1.41 ACRES)
MAXIMUM BUILDING COVERAGE - 18,364 SQ. FT. (30%)
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISIONS NUMBER 7
MAXIMUM BUILDING HEIGHT - 35 FEET
GROSS FLOOR AREA RATIO - 40%

PARCEL NO. 1
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT

NET AREA - 301,924 SQ. FT. (6.93 ACRES)
MAXIMUM BUILDING COVERAGE - 91,399 SQ. FT. (30% MAX.)
TOTAL NUMBER OF BUILDINGS - 6
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 2
PROPOSED USES: ALL PERMITTED USES IN THE "NR" NEIGHBORHOOD RETAIL ZONING DISTRICT.

NET AREA - 64,119 SQ. FT. (1.47 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 3
PROPOSED USES: SAME AS PARCEL 1

NET AREA - 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 4
PROPOSED USES: SAME AS PARCEL 1

NET AREA - 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 30%

RESERVE A
PROPOSED USES: UTILITIES, DRAINAGE IMPROVEMENTS, SIGNAGE, AND LANDSCAPING

NET AREA - 96,379 SQ. FT. (2.21 ACRES)

PARCEL NO. 5
PROPOSED USES: SAME AS PARCEL 1

NET AREA - 79,770 SQ. FT. (1.83 ACRES)
MAXIMUM BUILDING COVERAGE - 21,288 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 6
PROPOSED USES: SAME AS PARCEL 1

NET AREA - 71,516 SQ. FT. (1.64 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 7
PROPOSED USES: SAME AS PARCEL 1

NET AREA - 77,143 SQ. FT. (1.77 ACRES)
MAXIMUM BUILDING COVERAGE - 30%
TOTAL NUMBER OF BUILDINGS - 5
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 8 (LOT 1, PARCEL B-1)

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 73,446 SQ.FT.(1.69 ACRES)
MAXIMUM BUILDING COVERAGE - 22,039 sq. ft. (30% MAX.)
TOTAL NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-45 FEET
GROSS FLOOR AREA RATIO: 40%

NET AREA - 340,636 SQ. FT. (7.82 ACRES)
MAXIMUM BUILDING COVERAGE - 102,190 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS - 10
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT-41 FEET
GROSS FLOOR AREA RATIO: 40%

LEGEND

[] = Proposed Monument Sign

GROSS SIGN CALCULATIONS

SIGN SCHEDULE														
FOR INFORMATION PURPOSES ONLY					50% FRONTAGE									
PARCEL NO.	SIGN NUMBER	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	CENTRAL FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	E. 127TH FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	K96 FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	TOTAL
2	1	100	25	Prop. Sign Location	226.00	160.00	(60.00)							(60.00)
3	2	250	25	Prop. Sign Location	226.00	160.00	70.00							70.00
4	3	100	25	Prop. Sign Location	226.00	160.00	(60.00)							(60.00)
5	4	150	25	Prop. Sign Location				147.30	117.84	32.16	283.00	283.80	(133.80)	(101.64)
6	5	150	25	Prop. Sign Location							275.00	220.00	(70.00)	(70.00)
7	6	150	25	Prop. Sign Location							338.10	268.88	(68.88)	(68.88)
	7	200	25	Prop. Sign Location										
	8	250	25	Prop. Sign Location										
8	9	150	25	Prop. Sign Location	210.00	168.00	52.00	414.16	331.33	(161.33)	521.34	416.99	(269.99)	(366.32)
	10	150	25	Prop. Sign Location										
	11	350	25	Prop. Sign Location				707.69	566.15	(166.15)	822.93	658.34	(408.34)	(574.50)
9	12	150	25	Prop. Sign Location										
	13	250	25	Prop. Sign Location										
Reserve A	14	250	25	Prop. Sign Location							729.35	364.18	(114.18)	(114.18)
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS														(1388.81)

* Calculation for proposed signage along K96 access road frontage is 50%

Dated August 10, 2026
APPROVED CUP
MAPC Per Admin Adjustment
Date 8/11/26
cup26-34 1 of 4

APPROVED CUP
MAPC Per Staff Amendment
Date 8/11/23
SUPERSEDED
cup26-57 3 of 4

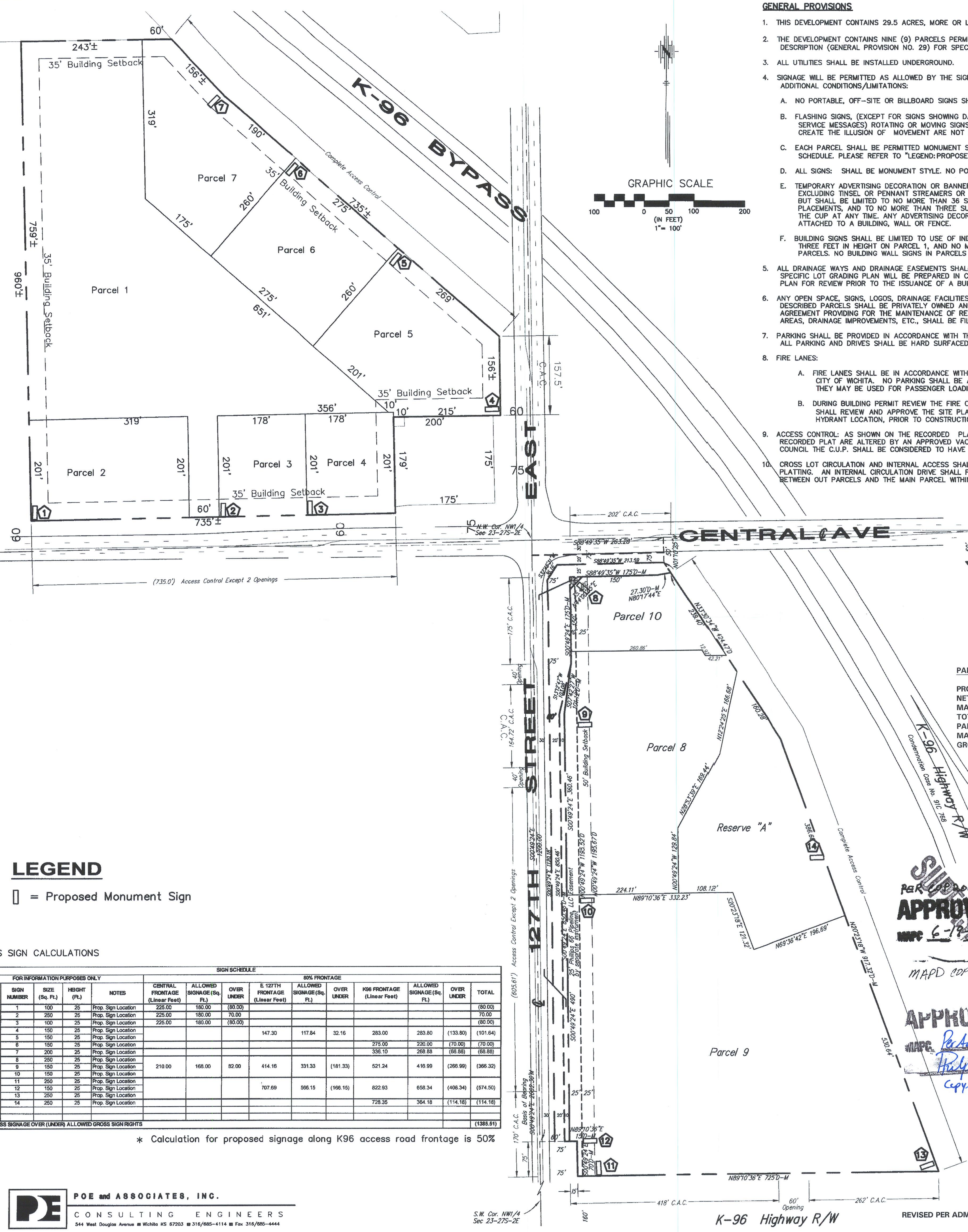
REVISED PER ADM. ADJ. DATED 8/10/26
REVISED PER ADM. ADJ. DATED 12/21/2022

POE and ASSOCIATES, INC.
CONSULTING ENGINEERS
544 West Douglas Avenue ■ Wichita KS 67203 ■ 316/685-4114 ■ Fax 316/685-4444

PARKER ADDITION

COMMUNITY UNIT PLAN (DP-313)

DATE OF PREPARATION 6/23/08 REVISED 8/21/14 REVISED __/__/20__ PROVISION 21 UPDATED BY AA DATED JULY 24, 2014



LEGEND

[] = Proposed Monument Sign

GROSS SIGN CALCULATIONS

SIGN SCHEDULE														
FOR INFORMATION PURPOSES ONLY					80% FRONTAGE									
PARCEL NO.	SIGN NUMBER	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	CENTRAL FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	E 127TH FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	K96 FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	TOTAL
2	1	100	25	Prop. Sign Location	225.00	180.00	(80.00)							(80.00)
3	2	250	25	Prop. Sign Location	225.00	180.00	70.00							70.00
4	3	100	25	Prop. Sign Location	225.00	180.00	(80.00)							(80.00)
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Reserve A	14	250	25	Prop. Sign Location							728.35	364.18	(114.18)	(114.18)
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS														(1385.51)

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   - B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.
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12. NO DEVELOPMENT OF THE CUP SHALL OCCUR UNTIL MUNICIPAL WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THE SITE. AT THE TIME OF PLATTING, GUARANTEES FOR LEFT TURN LANE AND RIGHT TURN/DECEL. LANES FOR FULL MOVEMENT APPROACHES WILL BE REQUIRED.
13. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS. LIGHT POLES ON PARCELS SHALL BE LIMITED TO 20 FEET IN HEIGHT. ALL PARKING LOT LIGHTING WITHIN THE CUP SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMP BASES). LIGHTING HEIGHT SHALL BE LIMITED TO 15 FEET WHEN WITHIN 100 FEET OF RESIDENTIAL ZONING.
14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM CENTRAL AVE, 127TH EAST, AND SURROUNDING RESIDENTIAL AREAS WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
15. ON ALL PARCELS ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS; NO ROOF-TOP FENCING ALLOWED.
16. DEVELOPMENT OF ALL PARCELS WITHIN THE CUP SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A STATE OF KANSAS REGISTERED LANDSCAPE ARCHITECT FOR THE REQUIRED 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.
17. REQUIREMENTS FOR LANDSCAPED STREET YARD 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. FOR PARCEL 1, PARKING LOT LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 TREE FOR EVERY 20 PARKING SPACES. LANDSCAPING OR EQUIVALENT OF 1 TREE FOR EVERY 50 FEET OF FRONTAGE ALONG K-96 SHALL BE REQUIRED.
18. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
19. ALL PARCELS IN THE CUP SHALL SHARE A SIMILAR OR COMPATIBLE PLANT PALETTE, AS DETERMINED BY THE REGISTERED LANDSCAPE ARCHITECT PREPARING REQUIRED PLAN.
20. ALL BUILDINGS SHALL HAVE CONSISTENT EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, FORM, COLOR, AND TEXTURE. BUILDING WALLS SHALL BE BROKEN UP BY PROJECTIONS, RECESSES, CHANGES IN ROOF LINE, AND CHANGES IN COLORS, TEXTURES AND/OR MATERIALS, RELATING TO INTERIOR BUILDING FUNCTIONS WHERE FEASIBLE. BUILDINGS SHOULD HAVE A RECOGNIZABLE "BASE" AND "TOP". PREFABRICATED METAL PANELS SHALL NOT BE PERMITTED ON THE SIDE OF BUILDINGS FACING CENTRAL OR 127TH STREET AND SHALL NOT BE THE PREDOMINANT WALL MATERIAL ON ANY OTHER SIDE OF THE BUILDING. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SITE ELEVATIONS ARE APPROVED BY THE PLANNING DIRECTOR.
21. COMMERCIAL RETAIL AND OFFICE BUILDINGS IN PARCELS ALONG THE ARTERIAL STREETS SHOULD BE SITED WITH A PRIMARY BUILDING FACADE ALONG THE STREET AND NO MORE THAN ONE DRIVING AISLE. MINIMUM SETBACK ALONG ARTERIAL STREETS MAY BE REDUCED TO A MINIMUM OF 20 FEET IF THE FRONT YARD AREA IS LANDSCAPED. A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE FACING THE ARTERIAL STREETS MUST HAVE WINDOWS OR DOOR OPENINGS.
22. GAS ISLANDS, ATMs, BANK DRIVE-THROUGH WINDOWS, OVERHEAD DOORS AND SIMILAR UTILITARIAN ITEMS SHALL BE SCREENED OR SITED BEHIND BUILDINGS TO MINIMIZE THEIR VIEW FROM THE STREET.
23. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG THE WESTERN LINE OF PARCELS 1 AND 2 AND THE NORTHERN LINE OF PARCEL 1 AND 7 WHEN ANY PORTION(S) OF PARCELS 1, 2 AND/OR 7 IS DEVELOPED. NO UTILITIES SHALL BE PLACED WITHIN THE 5 FOOT WALL EASEMENT.
24. EXTENSIVE USE OF BACKLIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IS NOT PERMITTED.
25. THIS C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF A SITE PLAN AND A LANDSCAPE PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS.
26. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE PLAN SHALL LINK SIDEWALKS ALONG CENTRAL AVE. AND/OR 127TH STREET EAST WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT AND FUTURE ADJACENT RESIDENTIAL DEVELOPMENT. THE SITE PEDESTRIAN CIRCULATION SYSTEM, WHICH MAY BE CONSTRUCTED INCREMENTALLY, SHALL BE APPROVED BY THE PLANNING DIRECTOR. WALKWAYS ACROSS PARKING LOTS SHALL BE DESIGNATED BY CHANGES IN MATERIAL, TEXTURE AND COLOR.
27. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
28. THE FOLLOWING USES SHALL BE PROHIBITED IN ALL PARCELS: CEMETARY, CORRECTIONAL PLACEMENT RESIDENCES, NIGHT CLUB IN THE CITY, AND NIGHT CLUB IN THE COUNTY. ANY USES ALLOWED ONLY BY CONDITIONAL USE SHALL NOT BE ALLOWED EXCEPT BY CUP AMENDMENT. THE FOLLOWING USES SHALL BE PROHIBITED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY: SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, RESTAURANTS WITH DRIVE-IN OR DRIVE-TROUGH FACILITIES AND VEHICLE REPAIR. THERE SHALL BE NO OVERHEAD DOORS FOR AUTO SERVICES OR REPAIR USES FACING RESIDENTIAL DISTRICTS.
29. PARCEL DESCRIPTIONS:

PARCEL NO. 10 (LOT 1, PARCEL A)

PROPOSED USES: SAME AS PARCEL 1
NET AREA - 38,799 SQ. FT. (0.891 ACRES)
MAXIMUM BUILDING COVERAGE - 11,640 SQ. FT. (30%)
TOTAL NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT - 35 FEET
GROSS FLOOR AREA RATIO - 40%

PARCEL NO. 1
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT

NET AREA – 301,924 SQ. FT. (6.93 ACRES)
MAXIMUM BUILDING COVERAGE – 91,399 SQ. FT. (30% MAX.)
TOTAL NUMBER OF BUILDINGS – 8
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 2
PROPOSED USES: ALL PERMITTED USES IN THE "NR" NEIGHBORHOOD RETAIL ZONING DISTRICT.

NET AREA – 64,119 SQ. FT. (1.47 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 3
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 4
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 30%

RESERVE A
PROPOSED USES: UTILITIES, DRAINAGE IMPROVEMENTS, SIGNAGE, AND LANDSCAPING

NET AREA – 96,379 SQ. FT. (2.21 ACRES)

PARCEL NO. 5
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 79,770 SQ. FT. (1.83 ACRES)
MAXIMUM BUILDING COVERAGE – 21,288 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS – 5
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 6
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 71,516 SQ. FT. (1.64 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 5
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 7
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 77,143 SQ. FT. (1.77 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 5
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 8 (LOT 1, PARCEL B)
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 134,636 SQ. FT. (3.09 ACRES)
MAXIMUM BUILDING COVERAGE – 40,391 sq. ft. (30% MAX.)
TOTAL NUMBER OF BUILDINGS – 6
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–45 FEET
GROSS FLOOR AREA RATIO: 40%

PARCEL NO. 9
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 340,636 SQ. FT. (7.82 ACRES)
MAXIMUM BUILDING COVERAGE – 102,190 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS – 10
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–41 FEET
GROSS FLOOR AREA RATIO: 40%

PARKER ADDITION

COMMUNITY UNIT PLAN (DP-313)

REVISED PER ADM. ADJ. DATED 12/21/2022

DATE OF PREPARATION 6/23/08 REVISED 8/21/14 REVISED __/__/20__ PROVISION 21 UPDATED BY AA DATED JULY 24, 2014

SHEET 1 OF 1

Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2022

C127 Property, LLC
Attn: Mike Brand
2418 S. Hoover Rd.
Wichita, KS 67215

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

RE: CUP2022-00057 – Administrative Adjustment in the City to the Parker Addition Community Unit Plan DP-313 to alter parcel boundaries and area calculations to reflect a lot split on Parcel 8; generally located on the southeast corner of East Central Avenue and North 127th Street East.

LEGAL DESCRIPTION: Lot 1, Block A, Life Church Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to the Parker Addition CUP DP-313 to alter the parcel boundary and area calculations of Parcel 8 associated with Lot Split LSP2022-00036, which split Parcel 8, reducing its size, and creating Parcel 10. The following reflects the proposed modifications identified in red letters:

PARCEL 8 (Lot 1, Parcel B)
Proposed Uses: Same as Parcel 1
Net Area: ~~173,435 sq. ft. (3.98 acres)~~ 134,636 sq. ft (3.09 acres)
Max Building Coverage: ~~52,030 sq. ft.~~ 40,391 sq. ft. (30% max)
Total number of buildings: ~~8~~ 6
Parking: See General Provision #7
Maximum Building Height: 45 feet
Gross Floor Area Ratio: 40%

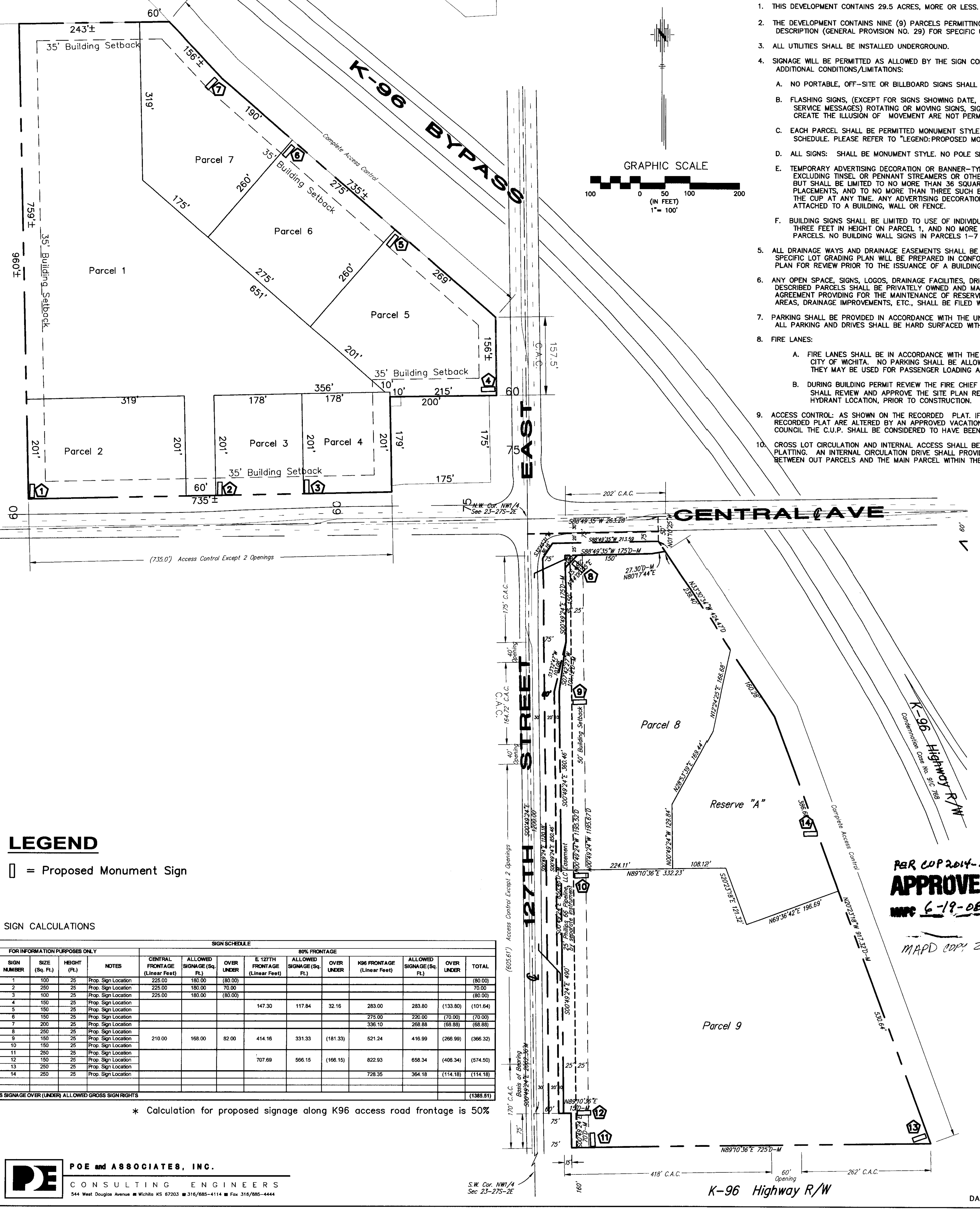
PARCEL 10 (Lot 1, Parcel A)
Proposed Uses: Same as Parcel 1
Net Area: 38,799 sq. ft. (0.891 acres)
Max Building Coverage: 11,640 sq. ft. (30% max)
Total number of buildings: 1
Parking: See General Provision #7
Maximum Building Height: 35 feet
Gross Floor Area Ratio: 40%

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, Becky Tuttle, CM District II, Cory Buchta, CSR District II



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 29.5 ACRES, MORE OR LESS.

2. THE DEVELOPMENT CONTAINS NINE (9) PARCELS PERMITTING LIMITED COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 29) FOR SPECIFIC USES.

3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

4. SIGNAGE WILL BE PERMITTED AS ALLOWED BY THE SIGN CODE, CITY CODE TITLE 24.04, WITH THE FOLLOWING ADDITIONAL CONDITIONS/LIMITATIONS:

   A. NO PORTABLE, OFF-SITE OR BILLBOARD SIGNS SHALL BE PERMITTED.

   B. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE, AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.

   C. EACH PARCEL SHALL BE PERMITTED MONUMENT STYLE GROUND SIGNAGE AS INDICATED IN THE SIGN SCHEDULE. PLEASE REFER TO "LEGEND: PROPOSED MONUMENT SIGN" SCHEDULE ON THIS DOCUMENT.

   D. ALL SIGNS: SHALL BE MONUMENT STYLE. NO POLE SIGNS SHALL BE PERMITTED.

   E. TEMPORARY ADVERTISING DECORATION OR BANNER-TYPE SIGNS AS ALLOWED BY THE SIGN CODE, EXCLUDING TINSEL OR PENNANT STREAMERS OR OTHER SIMILAR DECORATION, SHALL BE PERMITTED, BUT SHALL BE LIMITED TO NO MORE THAN 36 SQUARE FEET IN SIZE, TO NO MORE THAN 15 DAY PLACEMENTS, AND TO NO MORE THAN THREE SUCH BANNER OR ADVERTISING DECORATION SIGNS IN THE CUP AT ANY TIME. ANY ADVERTISING DECORATION OR BANNER SIGNS SHALL BE SECURELY ATTACHED TO A BUILDING, WALL OR FENCE.

   F. BUILDING SIGNS SHALL BE LIMITED TO USE OF INDIVIDUAL LETTERS THAT AVERAGE NO MORE THAN THREE FEET IN HEIGHT ON PARCEL 1, AND NO MORE THAN TWO FEET IN HEIGHT ON ALL OTHER PARCELS. NO BUILDING WALL SIGNS IN PARCELS 1–7 FACING RESIDENTIALS SHALL BE PERMITTED.

5. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

6. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT.

7. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.

8. FIRE LANES:

   A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.

9. ACCESS CONTROL: AS SHOWN ON THE RECORDED PLAT. IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.

10. CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING. AN INTERNAL CIRCULATION DRIVE SHALL PROVIDE CROSS-LOT ACCESS ALONG THE LINE BETWEEN OUT PARCELS AND THE MAIN PARCEL WITHIN THE CUP.

11. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION.

12. NO DEVELOPMENT OF THE CUP SHALL OCCUR UNTIL MUNICIPAL WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO SERVE THE SITE. AT THE TIME OF PLATTING, GUARANTEES FOR LEFT TURN LANE AND RIGHT TURN/DECEL. LANES FOR FULL MOVEMENT APPROACHES WILL BE REQUIRED.

13. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS. LIGHT POLES ON PARCELS SHALL BE LIMITED TO 20 FEET IN HEIGHT. ALL PARKING LOT LIGHTING WITHIN THE CUP SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMP BASES). LIGHTING HEIGHT SHALL BE LIMITED TO 15 FEET WHEN WITHIN 100 FEET OF RESIDENTIAL ZONING.

14. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM CENTRAL AVE, 127TH EAST, AND SURROUNDING RESIDENTIAL AREAS WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.

15. ON ALL PARCELS ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS; NO ROOF-TOP FENCING ALLOWED.

16. DEVELOPMENT OF ALL PARCELS WITHIN THE CUP SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A STATE OF KANSAS REGISTERED LANDSCAPE ARCHITECT FOR THE REQUIRED 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.

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18. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

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21. COMMERCIAL RETAIL AND OFFICE BUILDINGS IN PARCELS ALONG THE ARTERIAL STREETS SHOULD BE SITED WITH A PRIMARY BUILDING FACADE ALONG THE STREET AND NO MORE THAN ONE DRIVING AISLE. MINIMUM SETBACK ALONG ARTERIAL STREETS MAY BE REDUCED TO A MINIMUM OF 20 FEET IF THE FRONT YARD AREA IS LANDSCAPED. A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE FACING THE ARTERIAL STREETS MUST HAVE WINDOWS OR DOOR OPENINGS.

22. GAS ISLANDS, ATMs, BANK DRIVE-THROUGH WINDOWS, OVERHEAD DOORS AND SIMILAR UTILITARIAN ITEMS SHALL BE SCREENED OR SITED BEHIND BUILDINGS TO MINIMIZE THEIR VIEW FROM THE STREET.

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26. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE PLAN SHALL LINK SIDEWALKS ALONG CENTRAL AVE. AND/OR 127TH STREET EAST WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT AND FUTURE ADJACENT RESIDENTIAL DEVELOPMENT. THE SITE PEDESTRIAN CIRCULATION SYSTEM, WHICH MAY BE CONSTRUCTED INCREMENTALLY, SHALL BE APPROVED BY THE PLANNING DIRECTOR. WALKWAYS ACROSS PARKING LOTS SHALL BE DESIGNATED BY CHANGES IN MATERIAL, TEXTURE AND COLOR.

27. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

28. THE FOLLOWING USES SHALL BE PROHIBITED IN ALL PARCELS: CEMETARY, CORRECTIONAL PLACEMENT RESIDENCES, NIGHT CLUB IN THE CITY, AND NIGHT CLUB IN THE COUNTY. ANY USES ALLOWED ONLY BY CONDITIONAL USE SHALL NOT BE ALLOWED EXCEPT BY CUP AMENDMENT. THE FOLLOWING USES SHALL BE PROHIBITED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY: SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, RESTAURANTS WITH DRIVE-IN OR DRIVE-TROUGH FACILITIES AND VEHICLE REPAIR. THERE SHALL BE NO OVERHEAD DOORS FOR AUTO SERVICES OR REPAIR USES FACING RESIDENTIAL DISTRICTS.

29. PARCEL DESCRIPTIONS:

PARCEL NO. 1
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT

NET AREA – 301,924 SQ. FT. (6.93 ACRES)
MAXIMUM BUILDING COVERAGE – 91,399 SQ. FT. (30% MAX.)
TOTAL NUMBER OF BUILDINGS – 8
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 2
PROPOSED USES: ALL PERMITTED USES IN THE "NR" NEIGHBORHOOD RETAIL ZONING DISTRICT.

NET AREA – 64,119 SQ. FT. (1.47 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 3
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 30%

PARCEL NO. 4
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 35,778 SQ. FT. (0.82 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 30%

RESERVE A
PROPOSED USES: UTILITIES, DRAINAGE IMPROVEMENTS, SIGNAGE, AND LANDSCAPING

NET AREA – 96,379 SQ. FT. (2.21 ACRES)

PARCEL NO. 5
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 79,770 SQ. FT. (1.83 ACRES)
MAXIMUM BUILDING COVERAGE – 21,288 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS – 5
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 6
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 71,516 SQ. FT. (1.64 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 5
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 7
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 77,143 SQ. FT. (1.77 ACRES)
MAXIMUM BUILDING COVERAGE – 30%
TOTAL NUMBER OF BUILDINGS – 5
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–35 FEET
GROSS FLOOR AREA RATIO: 35%

PARCEL NO. 8
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 173,435 SQ. FT. (3.98 ACRES)
MAXIMUM BUILDING COVERAGE – 52,030 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS – 8
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–45 FEET
GROSS FLOOR AREA RATIO: 40%

PARCEL NO. 9
PROPOSED USES: SAME AS PARCEL 1

NET AREA – 340,636 SQ. FT. (7.82 ACRES)
MAXIMUM BUILDING COVERAGE – 102,190 SQ. FT. (30% Max.)
TOTAL NUMBER OF BUILDINGS – 10
PARKING – SEE GENERAL PROVISION NUMBER 7
MAXIMUM BUILDING HEIGHT–41 FEET
GROSS FLOOR AREA RATIO: 40%

LEGEND

[] = Proposed Monument Sign

GROSS SIGN CALCULATIONS

SIGN SCHEDULE														
FOR INFORMATION PURPOSES ONLY					80% FRONTAGE									
PARCEL NO.	SIGN NUMBER	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	CENTRAL FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	E 127TH FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	K96 FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	TOTAL
2	1	100	25	Prop. Sign Location	225.00	180.00	(80.00)							(80.00)
3	2	250	25	Prop. Sign Location	225.00	180.00	70.00							70.00
4	3	100	25	Prop. Sign Location	225.00	180.00	(80.00)							(80.00)
5	4	150	25	Prop. Sign Location				147.30	117.84	32.16	283.00	283.80	(133.80)	(101.64)
	5	150	25	Prop. Sign Location										
6	6	150	25	Prop. Sign Location							275.00	220.00	(70.00)	(70.00)
7	7	200	25	Prop. Sign Location							336.10	268.88	(68.88)	(68.88)
8	8	250	25	Prop. Sign Location	210.00	168.00	82.00	414.16	331.33	(181.33)	521.24	416.99	(266.99)	(366.32)
	9	150	25	Prop. Sign Location										
	10	150	25	Prop. Sign Location										
9	11	250	25	Prop. Sign Location				707.69	566.15	(166.15)	822.93	658.34	(408.34)	(574.50)
	12	150	25	Prop. Sign Location										
	13	250	25	Prop. Sign Location										
Reserve A	14	250	25	Prop. Sign Location							728.35	364.18	(114.18)	(114.18)
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS														(1385.51)

* Calculation for proposed signage along K96 access road frontage is 50%

PER CUP 2014-28
APPROVED CUP
MAPC 6-19-08 DM
MAPD COPY 2 of 2

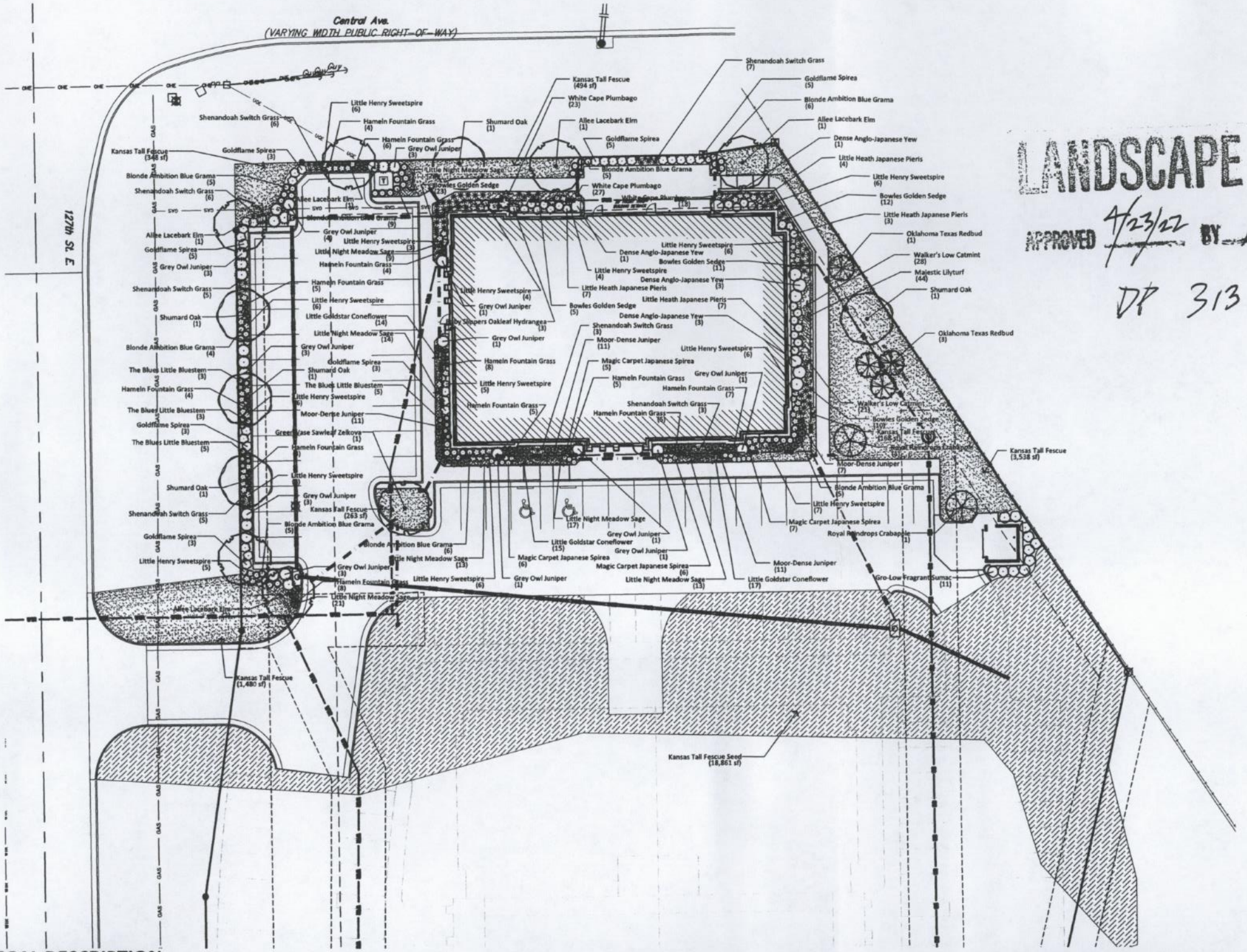
POE and ASSOCIATES, INC.
CONSULTING ENGINEERS
544 West Douglas Avenue ■ Wichita KS 67203 ■ 316/685-4114 ■ Fax 316/685-4444

PARKER ADDITION

COMMUNITY UNIT PLAN (DP-313)

DATE OF PREPARATION 6/23/08 REVISED 8/21/14 REVISED __/__/20__ PROVISION 21 UPDATED BY AA DATED JULY 24, 2014

SHEET 1 OF 1



LANDSCAPE PLAN

APPROVED 4/23/22 BY [signature]

DP 313

LANDSCAPE ORDINANCE

STREET YARD

127th Street:
Average Lot Depth: 265'
Street Yard Factor: 10 SF/LF
Street Frontage renovated as part of this project: 224.8 LF

Central:
Average Lot Depth: Greater than 400'
Street Yard Factor: 20 SF/LF
Street Frontage : 202.6 LF

STREET YARD CALCULATIONS

Method 1:

(224.8 x 10) + (202.6 X20)=
6,300 SF of required street yard.

Method 2:

(224.8x202.6)- 80.2 (largest perpendicular distance)x 20=
6,944 SF of required street yard)

Total Street yard requirement for project area per ordinace:
6,300 SF (Method 1)

CUP-DP313 Requires street yard to be calculated at 150%:
9,450 SF of street yard required by CUP

Street Yard Provided: 4271. 4 SF

STREET TREES

Trees Required (1 Tree/500SF)= 19
Trees Provided : 13 trees and 6 equivalents (60 shrubs)

PARKING LOT TREES

Renovated Area Parking Stalls: 41
Trees Required 41/20 : 2.5 trees (1 tree counted towards Street Yard)
Trees Provided: 2 Shade tree and 1 Ornamental provided.

PARKING LOT SCREENING

Parking lot screening is required and provided along Central and 127th streets.

BUFFERS
None required or provided.

LANDSCAPE NOTES

1. **All landscape work shall be done in accordance with industry standards.**
2. **All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.**
3. **Trees with broken leaders or no central leader will not be accepted.**
4. **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 Treflan (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".**
5. **Mulch all planting beds with 2-4" Colorado River Rock over 5 oz nonwoven geotextile landscape fabric in all locations with shrubs and ornamental grasses. River rock shall be placed to a depth that ensures no landscape fabric is visible. Areas to be established with groundcovers shall be mulched with premium shredded cedar mulch for the extents of the ground cover planting. Groundcover/ cedar mulch areas shall not receive weed barrier fabric as it will impede growth.**
6. **Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.**
7. **General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.**
8. **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.**
9. **Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.**
10. **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.**
11. **Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.**
12. **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.**
13. **The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.**
14. **The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.**
15. **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.**
16. **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.**
17. **An irrigation system will be provided, see irrigation plans.**

LEGAL DESCRIPTION

Lot 1, Block A Life Church Addition, Sedgwick County , KS

SITE INFORMATION

Total Area:	**±173,456.8 sq. ft. (3.98 acres)**
Disturbed Area:	**±173,456.8sq. ft. (3.98 acres)**
Impervious Area, pre-const:	**±0 sq. ft. (0.00 acres)**
Impervious Area, post-const:	**±137,603.7 sq. ft. (3.16 acres)**

BENCHMARKS

Square cut on east side of traffic signal pole, approx . 23.6' west and 48.7' north of the northeast corner of Lot 1, Block A Life Church Addition, Sedgwick County , KS
Elevation = 1368.90 (NAVD 88)

Site Benchmark - 2
Square cut on southeast corner of catch basin, approx . 35.2' west and 24.8' south of the Southeast corner of Lot 1, Block A Life Church Addition, Sedgwick County , KS

LEGEND

Existing Utilities		Proposed Utilities	
UGE	Electric Underground	UGE	Electric Underground
OHE	Electric Overhead	WTR	Water Line
WTR	Water Line	SAS	Sanitary Sewer Line
GAS	Gas Line	GAS	Gas Service Line
PIPELINE	Petroleum Pipeline	RD	Storm Sewer Roof Drain
SWS	Storm Water Sewer Pipe	Fire	Fire Sprinkler Line
EXSS	Sanitary Sewer Line	SWS	Storm Water Sewer
AT&T	Telecommunication (AT&T)	TELE	Telecom/Data Conduit
CaTV	Telecommunication (Cox)		

LANDSCAPE PLAN

SCALE 20 0 20

SHELDEN ARCHITECTURE
SHELDENARCH.COM
800 E. First Suite 140 Wichita, KS 67202 316.263.4300

KURT M HUBAS LICENSED 612 KANSAS LANDSCAPE ARCHITECT 4/22/22

BUILDING A
CREST POINT

LOT 1, BLOCK A LIFE CHURCH ADDITION
WICHITA, KS 67206

PROJECT NO.	YY-0001
ISSUE:	DATE:
PERMIT SET	22 APR 22

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

LANDSCAPE NOTES

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5. Mulch all planting beds with 2-4" Colorado River Rock over 5 oz nonwoven geotextile landscape fabric in all locations with shrubs and ornamental grasses. River rock shall be placed to a depth that ensures no landscape fabric is visible. Areas to be established with groundcovers shall be mulched with premium shredded cedar mulch for the extents of the ground cover planting. Groundcover/ cedar mulch areas shall not receive weed barrier fabric as it will impede growth.
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17. An Irrigation system will be provided, see irrigation plans.

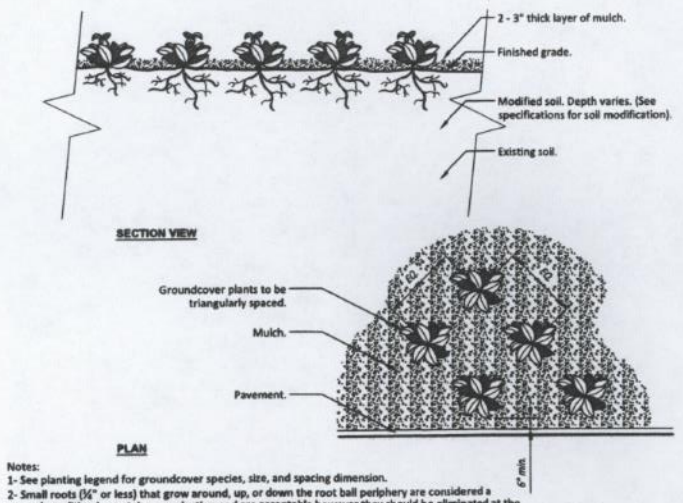
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	CER OKL	4	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	B & B	
	MAL R59	2	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	B & B	
	QUE SHU	5	QUERCUS SHUMARDII	SHUMARD OAK	2" CALIPER MIN.	B&B
	ULM ALL	6	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CALIPER MIN.	B&B
	ZEL GRE	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2" CALIPER MIN.	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	HYD RJ4	3	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	3 GAL	3.5-4'T X 4-5'W
	ITE SPR	76	ITEA VIRGINICA 'SPRICH' TM	LITTLE HENRY SWEETSPIRE	2 GAL	2'-3'H X 2'-3'W
	JUN MOO	40	JUNIPERUS SABINA 'MONARD' TM	MOOR-DENSE JUNIPER	3 GAL	12-18"H
	JUN XGG	25	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	5 GAL	3' H X 5'W
	PIE LIB	21	PIERIS JAPONICA 'LITTLE HEATH'	LITTLE HEATH JAPANESE PIERIS	3 GAL	3-4'H X 3-4'W
	RHU GRO	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	2-3'H X 5-8'W
	SPI MAG	24	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET JAPANESE SPIREA	2 GAL	18-24"H X 2' W
	SPI GO4	27	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GAL	3-4'H X 3-4'W
	TAX DEN	8	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL	3-4'H X 4-6'W

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	BOU BLO	45	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3'H X 3'W
	CAR BGL	61	CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE	1 GAL	1-2'H X 2-3'W
	PAN SHD	35	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	4" H X 2-3' W
	PEN HAM	65	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL	2-3' H X 2'W
	SCH SCO	16	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	2-3'H X2-3' W

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	FES SEE	18,861 SF	FESTUCA ARUNDINACEA SEED	KANSAS TALL FESCUE SEED	SEED		6-8 POUNDS PLS PER 1000 SF
	FES SOS	6,291 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE	SOD		
	LIR LIR	44	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LILYTURF	SOD	12" o.c.	
	NEP WLO	49	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	4" POT	12" o.c.	
	PLU BTU	68	PLUMBAGO AURICULATA 'ALBA'	WHITE CAPE PLUMBAGO	1 GAL	12" o.c.	
	RUD SUL	46	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	SOD	12" o.c.	14"-18" H
	SAL LLG	111	SALVIA X SYLVESTRIS 'LITTLE NIGHT'	LITTLE NIGHT MEADOW SAGE	SOD	12" o.c.	12" T

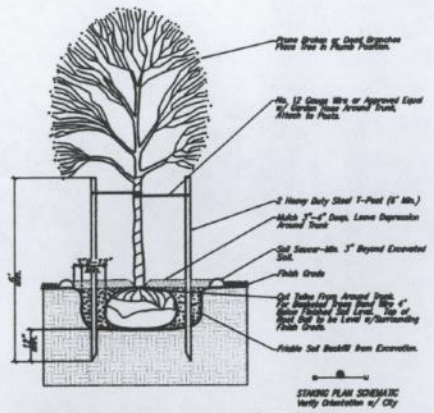


Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (½" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

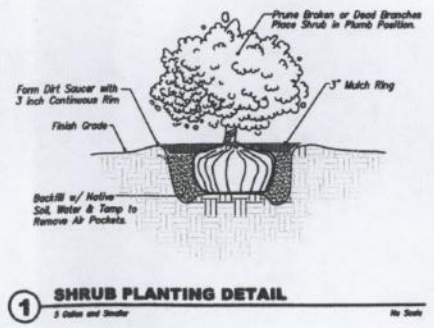
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-PL-FX-GROU-01

3 GROUNDCOVER PLANTING
3/4" = 1'-0"



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



1 SHRUB PLANTING DETAIL
3 Gallon and Smaller
No Scale

Note: Provide 2"-4" Colorado river rock over landscape fabric per specifications in all landscape areas, except localized area around groundcovers. All plants listed under Groundcovers in the plant list shall receive shredded cedar or cypress mulch only over the areas shown on plans.

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

SHELDEN ARCHITECTURE
SHELDENARCH.COM
800 E. First Suite 140 Wichita, KS 67202 316.263.4300

KURT M HUIRAS LICENSED 812 KANSAS LANDSCAPE ARCHITECT
6/03/22

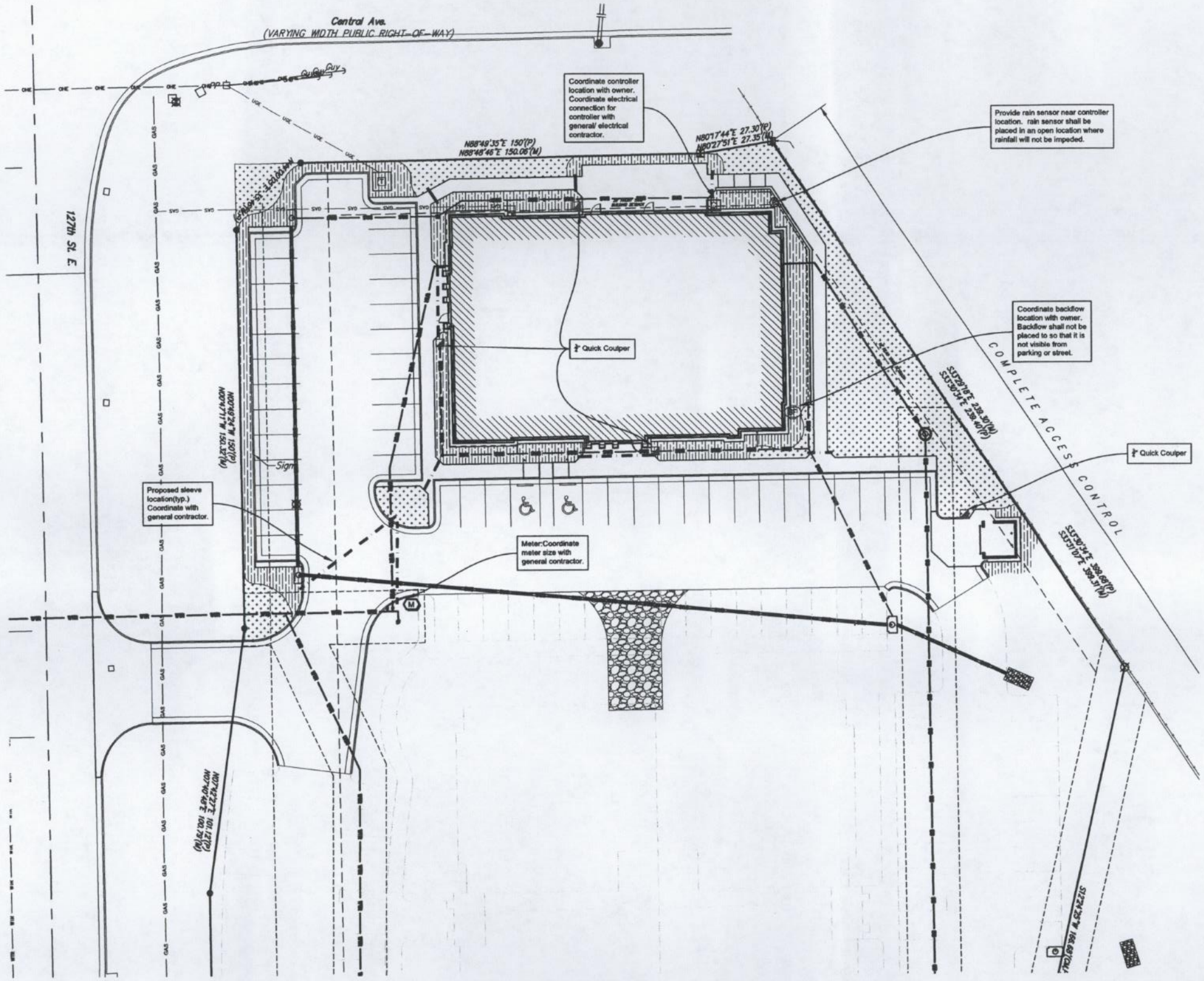
BUILDING A
CREST POINT
LOT 1, BLOCK A, LIFE CHURCH ADDITION
WICHITA, KS 67206

PROJECT NO.	YY-0001
ISSUE:	DATE:
PERMIT SET	22 APR 22

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LANDSCAPE DETAILS

L1.1



LEGEND

Existing Utilities		Proposed Utilities	
UGE	Electric Underground	UGE	Electric Underground
OHE	Electric Overhead	WTR	Water Line
WTR	Water Line	SAN	Sanitary Sewer Line
GAS	Gas Line	GAS	Gas Service Line
PIPELINE	Petroleum Pipeline	RD	Storm Sewer Roof Drain
SWS	Storm Water Sewer Pipe	Fire	Fire Sprinkler Line
EXSS	Sanitary Sewer Line	SWS	Storm Water Sewer
AT&T	Telecommunication (AT&T)	TELE	Telecom/Data Conduit
CoTV	Telecommunication (Cox)		

IRRIGATION PLAN

SCALE 20 0 20

TURF AREA: IRRIGATE WITH SPRAYS OR ROTORS

PLANTING BED: PROVIDE DRIP IRRIGATION.

LEGAL DESCRIPTION

Lot 1, Block A Life Church Addition, Sedgwick County , KS

SITE INFORMATION

Total Area:	±173,456.8 sq. ft. (3.98 acres)
Disturbed Area:	±173,456.8sq. ft. (3.98 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±137,603.7 sq. ft. (3.16 acres)

BENCHMARKS

Square cut on east side of traffic signal pole, approx . 23.6' west and 48.7' north of the northeast corner of Lot 1, Block A Life Church Addition, Sedgwick County , KS
Elevation = 1368.90 (NAVD 88)

Site Benchmark - 2
Square cut on southeast corner of catch basin, approx . 35.2' west and 24.8' south of the Southeast corner of Lot 1, Block A Life Church Addition, Sedgwick County , KS
Elevation = 1362.30 (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.
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563 or 268-4908
City of Wichita Sewer Maint.(San. Sewer)	268-4024

IRRIGATION NOTES

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. 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. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
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.

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KURT M HUBBARD LICENSED KANSAS LANDSCAPE ARCHITECT 612

BUILDING A
CREST POINT
LOT 1, BLOCK A, LIFE CHURCH ADDITION
WICHITA, KS 67206

PROJECT NO.	YY-0001
ISSUE:	DATE:
PERMIT SET	22 APR 22

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IRRIGATION PLAN

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CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 24, 2015

Life Church
338 N. 127th Street
Wichita, KS 67206

George Lay Signs, Inc.
Jeremy Johnson
1016 N. Waco
Wichita, KS 67203

RE: CUP2015-29 – City CUP Administrative Adjustment to DP-313 to increase the size of the wall mounted letters from two-feet to three-feet sign for Parcel 9; generally located on the east side of E. 127th Street N. and south of Central Avenue (338 N 127th Street).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-313, Parcel 9, General Provision #4 (F), of the Parker Addition Community Unit Plan ("CUP"). We understand that you wish to increase the height of the wall mounted letters on three elevations of Life Church building.

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. This approval is subject to the following conditions:

1. The sign shall be permitted and installed within one year.
2. The wall mounted letters shall be limited to three-feet in height.
3. This Administrative Adjustment applies only to the three wall mounted signs on Life Church building on Parcel 9 in CUP DP-313.

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

W. David Barber, Interim Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Pete Meitzner, Council Member District II
Janet Johnson, Community Liaison District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 24, 2014

Portofino Wichita, LLC
200 East Skelly Drive
Tulsa, Oklahoma 74135

Tim Austin, PE
Kaw Valley Engineering, Inc.
200 North Emporia, Suite 100
Wichita, Kansas 67202

RE: **CUP2014-00022** - City CUP administrative adjustment to DP-313 to revise Provision 21 of the Parker Addition Community Unit Plan (CUP) DP-313 generally located north of East Central Avenue and west of North 127th Street East, platted as the Portofino Addition.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to DP-313, the Parker Addition CUP. Currently General Provision 21 states, in part: "Buildings in parcels along the arterial street should be sited with a primary building façade along the street and no more than driving isle." We understand that you wish to modify the preceding requirement to state: "Commercial retail and office buildings in parcels along the arterial streets should be sited with a primary building façade along the street and no more than one driving isle." All other provisions or sentences within General Provision 21 are to remain the same.

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

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other sentences within General Provision 21 or any other provisions of the CUP except as expressly stated herein.

The "Development Application" signs may now be removed from the property. The submitted copies of the revised CUP will now be posted as the official CUP document.

John L. Schlegel
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD; Paul Hays, MABCD; Pete Meitzner, District II City Council; Alana Haynes, District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 24, 2014

Mark Allen
Life Covenant Church
4600 East 2nd Street
Edmond, Oklahoma 73034

Tim Austin
Kaw Valley Engineering
200 North Emporia, Suite 100
Wichita, Kansas 67202

RE: City Administrative Adjustment (CUP2014-00028) to modify the configuration of Parcels 8 and 9, create a Reserve A and re-allocate development standards of Parcels 8 and 9 of the Parker Addition Community Unit Plan (CUP) DP-313 to match the Life Church Addition re-plat of the previously mentioned parcels located at the southeast corner of East Central Avenue and North 127th Street.

Currently that portion of CUP DP-313 located at the southeast corner of East Central Avenue and North 127th Street contains Parcels 8 and 9. Parcels 8 and 9 are in process to be re-platted (Life Church Addition) into Lots 1 and 2 and Reserve A. The applicant proposes to reconfigure existing CUP Parcels 8 and 9 to match the proposed platted lots and reserve, and to re-allocate the development standards associated with those two parcels. Parcel 8 will be reduced in size from 231,202 square feet to 173,435 square feet while Parcel 9 will go from 389,117 square feet to 340,636 square feet. Reserve A is to contain 96,279 square feet, and allow utilities, drainage improvements, signage and landscaping. All other development standards for Parcels 8 and 9 remain unchanged.

The applicant is asking to adjust CUP DP-313 to adjust the street, lot and reserve layouts as described above and shown on the revised CUP drawing submitted with CUP2014-00028.

We have reviewed your request and have approved the requested adjustment as described above and shown on the revised CUP drawing submitted with CUP2014-00028, subject to the completion of the Life Church plat within one year.

All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

Tom J. Stolz
Director of the Metropolitan Area Building and Construction Department

cc: Pete Meitzner, WCC
J.R. Cox, MABCD

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 26, 2015

Kaw Valley Engineering, Inc.
Attn: Tim Austin
200 North Emporia, Ste. 100
Wichita, KS 67202

Life Covenant Church, Inc.
Attn: Mark Allen
4600 East 2nd Street
Edmond, OK 73034

RE: CUP2014-00042 – City Community Unit Plan (CUP) DP-313 Amendment to Parcel 8 to permit a convenience store on property generally located on the northwest corner of North Rock Road and East Douglas Avenue (7802 East Douglas Avenue).

Dear Ladies and Gentlemen:

At its regular meeting on **January 22, 2015**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request to permit a convenience store on Parcel 8 of DP 313 subject to:

1. The recording of a plat perfecting the southeastern portion of the earlier approved but un perfected zone change (ZON2008-00021) and CUP DP 313 (CUP2008-00015).
2. Submission of four copies of the approved Cup within 60 days of final approval (if necessary) or the amendment shall be deemed null and void.
3. This amendment does not modify any other provisions of the CUP.

Property owners opposed to the application may file with the City Clerk signed written appeals of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal appeals.) To be effective, the appeals must be filed by 5:00 p.m. on **February 5, 2015**. 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 **February 5, 2015 at 5:00 p.m.**

If there are not any appeals filed, the action of the MAPC is final.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related

applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

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

Sincerely,

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
Alana Haynes, C.L. III, Mail Stop 1-135
Bridgefield Place HOA, Mary Phillips, 418 South Yale Ave., Wichita, KS 67218
Crestridge (& 2nd Addition) HOA, Tommy Harrington, 32 East St. Cloud Place Ct., Wichita, KS 67230
Crestview Country Club South, 32 E. St. Cloud Place Ct., Wichita, KS 67230
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71